Davidson County DEEDWARR
Recvd: 07/06/05 16:14 2 pg
Fees:13.00 Taxes:388.50

20050706-0077768

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CD-05-2807

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Matthew Baggett	Franklin American Mortgage	
2807 Noonan Drive (ADDRESS)	501 Corporate Centre Drive, Suite 400 (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	83-15 100.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANNE T. STEED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES MATTHEW BAGGETT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 115 ON THE PLAN OF FORTLAND PARK, SECTION 1, AS OF RECORD IN BOOK 2663, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 115 FRONTS 75 FEET ON THE EASTERLY SIDE OF NOONAN DRIVE AND RUNS BACK BETWEEN LINES 145.8 FEET ON THE NORTHEASTERLY SIDE AND 153.6 FEET ON THE SOUTHWESTERLY SIDE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100.4 FEET.

BEING THE SAME PROPERTY CONVEYED TO WALTER G. STEED, JR., AND WIFE, ANNE T. STEED BY WARRANTY DEED FROM ELSIE M. BALDRIDGE, RECORDED ON THE 15TH DAY OF MARCH, 1974 IN DEED BOOK 4796, PAGE 648, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID WALTER G. STEED HAVING SINCE DIED LEAVING ANNE T. STEED AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2807 Noonan Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of June, 2005.

Anne T. Steed

STATE OF ~~Tennessee~~ North Carolina
COUNTY OF ~~Davidson~~ Guilford

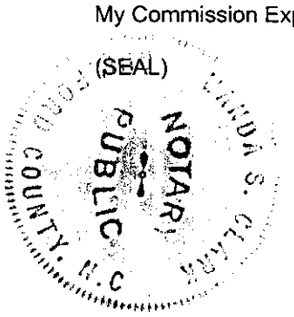
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter G. Steed, Jr. and Anne T. Steed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2005.

Wanda S. Clark
Notary Public

My Commission Expires: May 7, 2007

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903