Name and Address of New Owner:

Christopher Kelly Baxley
5337 Fredericksburg Way West
Brentwood, TN 37027

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste.104
Brentwood, TN 37027
2005050166

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
171-3-A-177

The actual consideration or value,

whichever is greater for this

transfer is $268,000.00

Davidson County DEEDWARR
Recvd: 07/07/05 16:14 2 pgs
Fees:13.00 Taxes:991.60

20050707-0078772

Affiant

Subscribed and sworn to before me on 05/23/05.

D. W. McMACKIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
SEPTEMBER 30, 2006

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Kenneth N. Bason and Deborah J. Bason, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Christopher Kelly Baxley and Margaret Uden Baxley, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being more particularly described as follows:

Being all of Lot No. 56, on the plan of Section 6-B, Fredericksburg, as of record in Plat Book 7900, Page 509 and in Book 7900, Page 151, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Kenneth N. Bason and wife, Deborah J. Bason by Warranty Deed dated 04/30/1998 of record in Book 10915, Page 782, said Registers Office.**

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 5337 Fredericksburg Way West, Brentwood, TN 37027.

Declarations of Covenants, Conditions and Restrictions of record in Book 8920, Page 85 and in Book 9500, Page 393, Book 10453, Page 931, Book 10694, Page 541 and in Book 7798, Page 843, said Register's Office.

Charter of Section 6-B, Fredericksburg Homeowners' Association as of record in Book 8920, Page 40, said Register's Office.

By-Laws as of record in Book 8920, Page 45, amended in Book 1694, Page 539 and in Book 9860, Page 840, said Register's Office.

Deed to Amenities area of record in Book 9443, Page 538 and plan in Book 7900, Page 807

All matters shown on plat of record in Plat Book 7900, Page 509 and in Book 9700, Page 151; and any and all matters of record the Register's Office for Davidson County, Tennessee.

Easement as of record in 7993 269, Page Book and in Book 7851, Page 712, said Register's Office.

Water and sewer Easement as of record in Book 9698, Page 81 and in Book 9698, Page 124, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/23/05.

Kenneth N. Bason

Deborah J. Bason

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth N. Bason and Deborah J. Bason, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2005.

Notary Public

My Commission Expires:
(SEAL)

D. W. McM... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: SEPTEMBER 30, 2006