Davidson County DEEDWARR
Recvd: 07/13/05 16:05 2 pgs
Fees:13.00 Taxes:629.00

20050713-0081404

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2005.

Notary Public

My commission expires: 1/4/06

(AFFIX SEAL)

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
SUSAN K. BAUMGARTNER	owner	**Map 126-15-0-A Parcel 097.00co**
7733 Daniel Trace		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID LISHNER and wife, PHAN Y. HONG-LISHNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUSAN K. BAUMGARTNER, a single woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Plan of Boone Trace at Biltmore, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 316 and 317, and as corrected by Surveyor's Certificate of Correction of record in Book 10995, Page 618, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David Lishner and wife, Phan Y. Hong-Lishner, by Warranty Deed dated October 31, 2003, from Richard S. Rogers, Jr., unmarried, of record in Instrument No. 20031113-0166351, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20010717-0075902, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Phan Y. Hong-Lishner, pursuant to a Power of Attorney executed by her on the 9th day of June, 2005, of record in Instrument No. 20050713-0081403, Register's Office for Davidson County, Tennessee.

This is IMPROVED (_X_) unimproved (____) property, known as: **7733 Daniel Trace, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 1st day of July, 2005.

DAVID LISHNER

PHAN Y. HONG-LISHNER

By: ATTY in fact

David Lishner, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **July, 2005.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **DAVID LISHNER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **PHAN Y. HONG-LISHNER,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **PHAN Y. HONG-LISHNER** for the purpose therein contained, by signing the name of **PHAN Y. HONG-LISHNER** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **July, 2005.**

Notary Public

My Commission Expires: 5/30/07

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.