Davidson County DEEDWARR
Recvd: 07/21/05 11:54 2 pgs
Fees:13.00 Taxes:303.40

20050721-0084910

State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is $82,000.00

Affiant

Subscribed and sworn before me this the 7 day of July, 2005.

Notary Public

My Commission Expires: 3.25.06

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property **known as:**	**Send tax bills to:**
Tiffany Renee Washington	359 Clearwater Drive	Regions Bank d/b/a/ Regions Mtg.
359 Clearwater Drive	Nashville, TN 37217	P.O. Box 11026
Nashville, Tennessee 3737217		Orange, CA 92856-8126

Map 149-8 Parcel 67

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CATHY L. BAIRD, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

TIFFANY RENEE' WASHINGTON, AN UNMARRIED WOMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19B on the Plan Edge-O-Lake Section 21 Revised Zone Lot Division of Lot Nos. 10-16 & 18-43 of record in Plat Book 5200, page 577, and amended in Book 6900, page 596, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Cathy L. Baird, unmarried, from Shari Wilkes, a/k/a/ Sherrie long Leslie Wilkes by Warranty Deed of record in Book 10214, page 560, Register's Office for Davidson County, Tennessee.

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 5200, page 577; Revise in Plat Book 6900, page 256, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book 6140, page 420, Register's Office for said County.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Rutherford County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **7th day of July 2005.**

Cathy L. Baird

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Cathy L. Baird** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that ~~they~~ She executed the within this instrument for the purposes contained.

Witness my hand and official seal this **7th day** of **July, 2005.**

Notary Public

My Commission expires: 3-25-06

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee