Davidson County DEEDWARR
Recvd: 07/29/05 09:34 2 pgs
Fees:13.00 Taxes:1343.10
20050729-0088720

27-A 3/4

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

MARK W. KILPATRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $363,000.00

Affiant

Subscribed and sworn to before me this 21st day of July, 2005.

Notary Public
My commission expires: 04/03/09

02-0507-44077

Address of New Owner:	Send Tax Bills to:	Tax Information
Cherlynn S. Baldwin 5944 Cross Pointe Lane Brentwood TN 37027	New Owner	171-12-0-A-019.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey Stone and wife, Sabra Stone, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cherlynn S. Baldwin and husband, Edison F. Baldwin, hereinafter called the Grantees, their successors 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. 19 on the Plan of Section Oneof the Addition to Brelan Park at Saddlewood, of record in ~~Plat~~ Book 7900, Pages 788-~~789~~, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Stone and wife, Sabra Stone, by deed from Beazer Company d/b/a Phillips Builders, dated September 24, 1996 of record in Book 10203, Page 7, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5944 Cross Pointe Lane, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of July, 2005.

Jeffrey Stone by Shirley Putnam, Attorney in Fact

Jeffrey Stone by Shirley Putnam,
Attorney in Fact

Sabra Stone by Shirley Putnam, Attorney in Fact

Sabra Stone by Shirley Putnam, attorney in fact

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 Shirley Putnam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Jeffrey Stone and Sabra Stone, and that she is authorized by Jeffrey Stone and Sabra Stone, to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 21st day of July, 2005.

Notary Public

My commission expires: 9/20/08

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY