FILE BOX #5

Davidson County DEEDWARR
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Fees:13.00 Taxes:401.08

20050801-0089464

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **July, 2005** by and between **Marvin E. Baker and wife, Karen R. Baker** , herein after referred to as GRANTOR, and **Mark A. Hall, a married man** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Antioch,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No. 12 on the Plan of Towne Village of the Country, Section I, of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Special Exceptions:

1) All matters appearing on the Plan of Towne Village of the Country, Section I, of record in Book 5200, pages 55 and 56, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Book 5289, page 687 and Book 5456, page 511 and Book 5635, page 545 and Book 7402, page 980, Register's Office for Davidson County, Tennessee.

3) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin E. Baker and wife, Karen R. Baker by Warranty Deed from Charles L. Hendricks, Jr. and wife, Delores R. Hendricks of record in Book 9400, page 426, dated June 30, 1994, recorded July 7, 1994, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 3141 Towne Village, Antioch, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Marvin E. Baker
Signature of Seller

Karen R. Baker
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Marvin E. Baker and wife, Karen R. Baker** , the within named bargainors, 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, at office, this **29th** day of **July, 2005.**

Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 26, 2008

My Commission Expires: _____

Name and Address of Property Owner:
Mark A. Hall
3141 Towne Village, Antioch, TN 37013

Send Tax Statements to:
First Horizon Home Loan Corp d/b/a First Tennessee Home Loans
4000 Horizon Way, Irving, TX 75063

Map and Parcel--150.11-0-018.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$108,400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **July, 2005.**

Notary Public

My Commission Expires: 3/31/07

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-313