Davidson County DEEDWARR
Recvd: 08/03/05 15:36 2 pgs
Fees:13.00 Taxes:604.42

20050803-0091317

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $163,357.00.

Affiant

Subscribed and sworn to before me,
This 25th Day of July, 2005.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Lloyd W. Jones 613 Netherlands Drive Hermitage, TN ~~37013~~ 37076	First Franklin 2150 N. First St. San Jose, CA 95131	75-7-0-150.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged Stephen W. Baker and wife, Jewel P. Baker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lloyd W. Jones Jr. and Wife, Jamie H. Jones, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 213 on the Plat of Highlands of Tulip Grove, Section3, of record in Plat Book 4675, Page 140, Register's Office for said County.

Said Lot 213 fronts 72.0 feet on the easterly margin of Netherlands Drive and extends back 150.73 feet on the northerly line, and 149.65 feet on the southerly line, to a line rear which is a broken line on which it measures 117.85 feet.

Being the same property conveyed to Stephen Warren Baker and Wife, Jewel D. Baker by deed from Brent Valley Builders, Incorporated, of record in Book 5096, Page 986, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. All matters set forth in Plat of record in Book 4675, Page 140 Register's Office for Davidson County, Tennessee.

This is improved property known as: 613 Netherlands Hermitage, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 25th day of July, 2005.

Stephen W. Baker

Jewell P. Baker

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, Laura Shoun, a Notary Public of the State and County aforesaid, personally appeared Stephen W. Baker, and wife Jewell P. Baker with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their name.

Witness my hand, at Mt. Juliet, Tennessee, this 25 day of July, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.