Davidson County DEEDWARR
Recvd: 08/05/05 10:22 2 pg
Fees:13.00 Taxes:306.73

20050805-0092322

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-1742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVE IS GREATER, FOR THIS TRANSFER IS $82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF July, 2005.

Notary Public

Commission Expiration: 3-31-09

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 31, 2009

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lemont Baker **1325 Stainback Ave.** **Nashville, TN 37207**	**SAME AS OWNER**	**71-15-0-221.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bill Dorris and R.B. Huffine HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lemont Baker, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lots Nos. 90 and 91 on the Plan of Highland Land Company's Subdivision, of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 90 and 91 front 25 feet each on the easterly side of Stainback Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Bill Dorris, unmarried and R. B. Huffine, married on 07/01/98 by deed from William G. Wallis and wife, Ruth W. Wallis, filed for record on 07/02/98 in Book 11003, Page 795, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known 1325 Stainback Avenue, Nashville, TN 37207

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 my hand this 29 day of July, 2005.

Bill Dorris

R.B. Huffine

CHAD WATERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 31, 2009

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bill Dorris, R.B. Huffine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of July, 2005.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration: