Davidson County DEEDWARR
Recvd: 08/22/05 09:29 2 pgs
Fees:13.00 Taxes:238.65
20050822-0099486

WARRANTY DEED-

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS $ 64,500.00.

AFFIANT

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

NOTARY PUBLIC

MY COMMISION EXPIRES 7/29/2006

(AFFIX SEAL)

MELISSA LEONG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN JULY 29 2006

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane / Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Jeff Horvath	**same**	
3576 Albee Drive		**086-10-0032.00**
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF 64,500.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Susan D. Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Jeff Horvath

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No 27-A, Zone Lot Division, on the plan of Chaplewood, Section II, of record in Plat Book 5200, Page 715, Amending Plat Book 5200, Page 83, Register's Office for said County, to which reference is made for a more complete description.

Being known as: 3576 Albee Drive in Hermitage, TN 37076 of Davidson County.

Being the same property conveyed to Susan D. Baird by Warranty Deed froom E. David Jarrett and wife, Sarah W. Jerrett dated 12/15/00 and filed for record 12/19/00 in Instrument No. 20001219-0124457, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Plat Book 5333, page 315, said Register's Office.
Subject to restrictions of record in Plat Book 6230, page 631, said Register's Office.
Subject to restrictions of record in Plat Book 6234, page 193, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **3576 Albee Drive**
Hermitage, TN 37076

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 not 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 ever 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 10 day of **August, 2005**

Susan D Baird **Susan D. Baird**

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Susan D. Baird,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **SHE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilson Co, **Tennessee.**

This 10 day of **August, 2005.**

MELISSA J LONG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: 9/2006

NOV 29 2006