THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Barbara G. Key
7117 Calderwood Drive
Antioch, TN 37013

MAP PARCEL NUMBERS
Map & Parcel-181-03-0-A, 191.00co

Davidson County DEEDWARR
Recvd: 08/24/05 10:04 2 pgs
Fees:13.00 Taxes:906.50
20050824-0100917

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of August, **2005**, by and between **Edward B. Baldwin III and Tisha C. Baldwin, husband and wife** party of the first part, and **Barbara G. Key, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$245,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 191 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tisha Baldwin and husband, Edward Baldwin (also known as Tisha C. Baldwin and Edward B. Baldwin, III) by Warranty Deed from Eugene A. Collins of Record in Book 11518, Page 856, Register's Office for Davidson County, dated 06/04/99, and recorded 06/09/99.

This improved property is also known as: 7117 Calderwood Drive, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); all matters appearing of record on the Plat of record in Book/Instrument No. 9700, page 817; By-Laws of record in Book/Instrument No. 1033, page 509; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 10752, page 553; Easements of record in Book/Instrument No. 10729, page 380; Book 6549, page 403; Charter of HOA of record in Book/Instrument No. 11031, page 79, and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Edward B. Baldwin III

Tisha C. Baldwin

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward B. Baldwin III and Tisha C. Baldwin, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of August, **2005.**

My commission expires 9-22-07

Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$245,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of August, **2005**.

NOTARY PUBLIC

My Commission expires: 9-22-07

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
7117 Calderwood Drive
Antioch, TN 37013

Name & address of new owner:
Barbara G. Key
7117 Calderwood Drive
Antioch, TN 37013