STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of October, 2005.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James Bakalich
4957 Darlington Dr.
Nashville, TN

SEND TAX BILLS TO: NEW OWNER

Davidson County DEEDWARR
Recvd: 10/12/05 14:00 2 pgs
Fees:13.00 Taxes:481.00
20051012-0123044

MAP-PARCEL NUMBERS:

147-05-0-226.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julius Page Baird hereinafter referred to as Grantors, hereby transfers and conveys to James ~~Backalich~~ BAKALICH hereinafter referred to as 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 Lot No. 66 on the Plan of Caldwell Country Estates, Section 2, as of record in Book 2663, Page 128, Register's Office for Davidson County, Tennessee.

Beginning on the northwesterly margin of Darlington Drive at the corner of Lots Nos. 66 and 67; thence with the line between said two lots northwesterly 142.1 feet to the corner of Lots Nos. 66, 67 and 68; thence with the line between Lots Nos. 66 and 68, westerly 115.5 feet; thence south 25 degrees 17 minutes west 59.7 feet; thence south 38 degrees 11 minutes east 212.5 feet to the northwesterly margin of Darlington Drive; thence with the same, northeasterly 100 feet to the beginning.

Being the same property conveyed to Julius Page Baird by Last Will and Testament of Julius L. Baird of record in Book 8232, Page 902, Register's Office for Davidson County, Tennessee; Julius L. Baird having deceased on _____ and his wife, Lella Baird having predeceased Julius L. Baird on _____.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien now due and payable.

Subject to all matters as set forth per Plat Book 2663, Page 1228, Register's Office of said County.

Restrictive Covenants of record in Book 1788, Page 108; Book 2907, Page 93, as amended in Book 2921, Page 87, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4957 Darlington Dr., Nashville, TN.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 5th day of October, 2005.

Julius Page Baird

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 5th day of October, 2005.

Notary Public

My Commission Expires: 7/31/06

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

250901905