Davidson County DEEDWARR
Recvd: 10/14/05 12:55 2 pgs
Fees:13.00 Taxes:547.60

20051014-0124395

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 12th day of October, 2005.

Notary Public
My commission expires: 2-1-09

08-0509-90662

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick Edwards	CEFCU	051-10-0-006.00
1212 Acre Trail	P.O. Box 1715	
Madison TN 37115	Peoria, IL 61656	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karen L. Baker, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick Edwards and Amy Edwards, husband and wife, hereinafter called the Grantees, their successors 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. 40, on the Plan of Oakland Acres, Section IV, of record in Book 2133, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to H. Edward Baker and wife, Frances T. Baker by deed from Henry Angel French III and wife, Maxine Brown French, dated August 6, 1960, of record in Book 3103, Page 477, Register's Office for Davidson County, Tennessee. H. Edward Baker and wife, Francis T. Baker having since died. H. Edward Baker having predeceased Frances T. Baker. By Will of Frances T. Baker of record in Instrument No. 5035/1002583, Probate Court Clerk for Davidson County, Tennessee, subject property was devised to Jack T. Baker, Harry E. Baker and Karen L. Baker.

Further being the same property conveyed to Karen L. Baker by Quitclaim Deed from Estate of Frances T. Baker by Jack T. Baker and Harry E. Baker, individually and as Co-Executors, dated February 24, 2004, of record in Instrument No. 20040310-0027355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1212 Acre Trail, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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 12th day of October, 2005.

Karen L Baker

Karen L. Baker

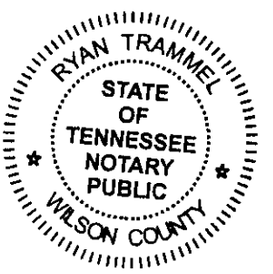
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen L. Baker and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 12th day of October, 2005.

Ryan Trammel

State of Tennessee at Large



My Commission expires 2-1-09