Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2005.

Notary Public
My commission expires: ~~09/21/09~~ 2/20/07

Davidson County DEEDWARR
Recvd: 10/28/05 10:38 2 pgs
Fees:13.00 Taxes:888.00
20051028-0130326

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

04-0509-52296

Address of New Owner:	Send Tax Bills to:	Tax Information
Albert L. Baccus	Countrywide Home Loans	58-00-0-175
4462 Clarksville Highway	1520 Memorial Blvd. Suite 104	
Nashville TN 37218	Murfreesboro, TN 37129	

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, Janice W. Hoover, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Albert L. Baccus and wife, Mattie B. Baccus, 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:

Being Tract "B" being part of Tracts 11 & 12 in the Subdivision of the Count R. Boyd Property, not of record as shown on the survey made by Hickerson Miller Engineers, Surveyors, April 29, 1959.

Beginning at an iron pin in the easterly margin of Clarksville Highway at the common front corners of Tracts B and C formerly the common front corners of Tracts 12 and 13 on the survey made by Hickerson Miller, Engineers, Surveyors, April 29, 1959; thence South 52 degrees 30' East 252 feet, more or less, to a point; thence North 87 degrees 10' East 252 feet, more or less, to a point; thence North 52 degrees 30' West 450 feet, more or less, to a point in a curve which has a radius of 8639.4 feet; thence along said curve southwestwardly 100 feet to a concrete monument; thence northwestwardly 10 feet to a concrete monument; thence with the easterly margin of Clarksville Highway 75 feet to the point of beginning.

Being the same property conveyed to Eddie Lee Hoover and wife, Janice W. Hoover by deed from Willie Solon Cripps and wife, Betty Jo Cripps, dated September 10, 1987, of record in Book 7352, Page 567, Register's Office for Davidson County, Tennessee. Pursuant to Matrimonial Judgment Entered Upon Referee's Report, Index Number 6305/93, Erie County, New York, subject property was further conveyed to Janice W. Hoover by Quitclaim Deed from Eddie Lee Hoover, dated February 15, 1995, of record in Book 9606, Page 524, 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 4462 Clarksville Highway, Nashville, TN 37218

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 27th day of October, 2005.

Janice W. Hoover

Janice W. Hoover

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice W. Hoover 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 Smyrna, TN, this 27th day of October, 2005.

Jennifer Fisher

State of Tennessee at Large

My Commission expires 2/20/07

JENNIFER FISHER
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.