Davidson County DEEDWARR
Recvd: 10/31/05 15:03 2 pgs
Fees:13.00 Taxes:333.00

20051031-0131493

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2005.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Connie L. Whitley 324 Walton Lane Madison, TN 37115	New Owner	51-14-4

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bill Michael Baker**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Connie L. Whitley unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, being part of the N. O. Love Estate, of record in Book 421, Page 37, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin, the North margin of Walton Lane opposite of a galvanized iron rail set in the center line of said lane, being 1,601.70 feet West of the West wall of the United States Military Cemetery; thence with the Northerly margin of Walton Lane, North 88 degrees West, 87 feet to the Southeast corner of the property conveyed to John C. Webb and wife, as revised by deed from E. F. Russell and wife, being Webb's East property line, said point likewise being 176.4 feet East of the line between Lots Nos. 15 and 16 on said Plan; thence with Webb's East line, North 2 degrees East, 301.5 feet to an iron pin, being Webb's Northeast corner and the Northwest corner of the lot; thence South 45 degrees 13 minutes East, 128.07 feet to an iron pin; thence South 2 degrees East, 207.5 feet to the point of beginning.

BEING the same property conveyed to Billy M. Baker and wife, Wendy L. Baker, by Warranty Deed from Alton B. Stracener and wife, Beverly J. Stracener, dated May 5, 1994, recorded May 6, 1994, of record in Book 9337, Page 487, Register's Office for Davidson County, Tennessee, and thence to Bill Michael Baker, by Quitclaim Deed from Wendy Lynn Baker, dated January 19, 2004, recorded January 20, 2004, of record in Instrument Number 20040120-0007542, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 421, Page 37, Register's Office for Davidson County, Tennessee.

Overhead Line easement set forth in the instrument recorded in Book 6976, Page 234, Register's Office for Davidson County, Tennessee..

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 324 Walton Lane, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of October, 2005.

Bill Michael Baker

State of Tennessee)
County of Sumner)

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

Witness my hand and official seal, this 28th day of October, ~~2005.~~

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075