Davidson County DEEDWARR
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Fees:13.00 Taxes:473.60

20051205-0145923

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. WHISEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

05-0511-62583

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Katie L. Brown
Affiant

Subscribed and sworn to before me, this 30th day of November, 2005.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Katie L. Brown	OWNER	26-06-0-089
116 Oxford Court		
Goodlettsville TN 37072		

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, Shannon L. Baskin and husband, William M. Baskin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katie L. Brown, 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. 270, on the Plan of Windsor Green, Phase II, Section II, of record in Book 6900, Page 549, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon L. Baskin and husband, William M. Baskin by deed from Scott B. Goins and wife, Dana G. Goins, dated October 25, 2004, of record in Instrument No. 20041027-0129296, 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 116 Oxford Court, Goodlettsville, TN 37072

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 30th day of November, 2005.

Shannon L. Baskin

William M. Baskin

Shannon L. Baskin
By: William M. Baskin, Attorney-in-Fact
William M. Baskin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William M. Baskin, 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 Hendersonville, TN, this 30th day of November, 2005.

State of Tennessee at Large

My Commission expires 5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

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 William M. Baskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Shannon L. Baskin and that he/she is authorized by Shannon L. Baskin to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 30th day of November, 2005.

Notary Public at Large

My commission expires: 5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006