RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON **MY COMMISSION EXPIRES: JULY 18, 2009** (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $137,900.00 Affiant Subscribed and sworn to before me, this 30th day of November, 2005. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/05/05 15:38 2 pgs
Fees:13.00 Taxes:510.23

20051205-0146177

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Valerie N. Wright **Tony B. Wright**	First Franklin	**Map 72-12, Parcel 142**
2125 Fernwood Drive	150 Allegheny Center Mall	
Nashville, TN 37216	Pittsburgh, PA 15212	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rocky Dale Baker and wife, Susan Diane Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Valerie N. Wright and Tony B. Wright, wife and husband

HEREINAFTER CALLED THE 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. 182 on the plat of Dalewood, Section Three, of record in Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being that parcel of land devised to Rocky Dale Baker by Will from Judy Baker Yankovich, deceased, of record in Instrument No. 200009280095973 in the Davidson County Register of Deeds Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, page 20, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1229, page 325, Book 1786, page 80 and Book 1855, page 223, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 4145, page 501, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2125 Fernwood Drive, Nashville, TN 37216.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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/our hand(s) this 30th day of November, 2005.

Rocky Dale Baker

Rocky Dale Baker

*Susan Diane Baker, wife of Rocky Dale Baker, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Susan Diane Baker

Susan Diane Baker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Rocky Dale Baker and wife, Susan Diane Baker, the within named sellers, 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, at office, this 30th day of November, 2005.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
July 18, 2009

File #: **05661-JM**
RECORD & RETURN TO:
Advantage Title
1611 Kenner Ave
Nashville Tn 37215