This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 026-07-0
PARCEL: 135.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Deborah B. & F. Ronald Martin
123 Cambridge Court
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 12/20/05 13:58 2 pgs
Fees:13.00 Taxes:592.00
20051220-0152580

WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2005 between

Jason P. Baxter and wife, Stephanie D. Baxter

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Deborah B. Martin and husband, F. Ronald Martin

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being Lot No. 213 on the Plan of Re-Subdivision of Windsor Green, Phase 2, Section 1, Lots 212 and 213 of record in Plat Book 6050, Page 365, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Jason P. Baxter and wife, Stephanie Baxter by Quitclaim Deed dated 12-13-2005 **from Beazer Homes Corp. successor in interest to Phillips Builders, Inc. previously being Randall Phillips Builders, Inc. having merged in accordance with Articles of Merger of record in Book 7298, Page 203 of record in Instrument Number** 20051220-0152579 **, by Quitclaim Deed dated 5/16/2003 from Jason P. Baxter and Stephanie D. Bradley nka Stephanie Baxter to Jason P. Baxter and Stephanie Baxter fka Stephanie D. Bradley of record in Instrument Number 20030528-0071635 and by Warranty Deed dated 9/30/2002 from Ben Hoyt Williams and wife, Sherry Ann Williams to Jason P. Baxter and Stephanie D. Bradley of record in Instrument Number 20021009-0123714 Register's Office Davidson County, Tennessee.**

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jason P. Baxter

Stephanie D. Baxter

Stephanie D. Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason P. Baxter and wife, Stephanie D. Baxter the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of December, 2005.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $160,000.00.

Affiant

Sworn to and subscribed before me, this 14th day of December, 2005.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY