THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/15/06 08:40 2 pg
Fees:13.00 Taxes:222.00
20060215-0018114

ADDRESS NEW OWNER
Jason Scott Baker
360 Carver Lane
Mt. Juliet, TN 37122

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 053-11-0-063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ferrell Realty, L.L.C,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason Scott Baker and Krista J. Baker, as tenants by the entirety,** 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:

Being part of Lot 28 and Lot 29, Block B, on the Plan of Life and Casualty Insurance Company Subdivision No. 3, Old Hickory, as of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee.

Said part of Lot 28 being the westerly 1 1/2 feet fronting on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line.

Said Lot 29 fronting 60 feet on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Ferrell Realty, L.L.C. by deed of record from Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell, Jr. and Laura M. Beard dated February 26, 1997 of record in Book 10409, Page 281, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to an Easement of record in Book 662, page 743 for telephone and telegraph lines; Sewer Easement of record in Book 1003, Page 51; Railroad ROW Easement of record in Book 736, Page 384, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Restrictive Covenants of record in Book 1360, Page 55 and Book 1088, Page 55, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **102 & 104 Becker Ave. Old Hickory, TN 37138.**

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 and assigns, forever; and we do covenant with 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 is 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 our hands this 8th day of February, 2006.

Ferrell Realty, L.L.C
By: Paul M. Ferrell Organizer member
Paul M. Ferrell, Organizer

Ferrell Realty, L.L.C
By: William C. Ferrell member
William C. Ferrell, Member

Ferrell Realty, L.L.C
By: Claude L. Ferrell Jr. Member
Claude L. Ferrell, Jr., Member

Ferrell Realty, L.L.C
By: Laura M. Beard, member
Laura M. Beard, Member

STATE OF TENNESSEE
COUNTY OF WILSON

On this 8th day of February, 2006, before me personally appeared Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell, Jr. and Laura M. Beard, to me known (or proved to me on the basis of satisfactory evidence), to be the Organizer and Members of Ferrell Realty, L.L.C. and who executed the foregoing instrument as Organizer and Members of Ferrell Realty, L.L.C. for the purposes therein contained in behalf of Ferrell Realty, L.L.C.

Witness my hand and official seal at Mt. Juliet, Tennessee 8th day of February, 2006.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 2-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Jason Scott Ferrell
AFFIANT

Subscribed and sworn to before me this 8th day of February, 2006.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 2-15-07