THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **82,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2006. Notary Public MY COMMISSION EXPIRES: 12.30.08 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Chamberlain	Same	MAP 72-5
3001 Keeling Avenue		PARCEL 100
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Linda Pulley Roberts and Jerry W. Baggett and Michael H. Baggett**

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

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 parts of Lot No. 51 and 52 on the Plan of Subdivision of the Casper Zopfi Place, of record in Plat Book 332, page 167, Register's Office for Davidson County, Tennessee, being the northerly 50 feet of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-Subdivision of part of Lots Nos. 51, 52, and 53, of the Casper Zopfi Place, not of record, described according to a survey made by Ben M. Moore, Jr., Surveyor March 25, 1947, as follows:

Beginning on the easterly margin of Keeling Avenue, at a point 156.2 feet north of the northeast corner of said Avenue, and Trinity Lane; thence with said Avenue northwardly 50 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots eastwardly 150 feet; thence southwardly 50 feet; thence North 86 deg. 30 min. West 150 feet to the beginning.

Being the same property conveyed to Lucille R. Baggett by quitclaim deed from James W. Rutherford of record in Book 5797, page 238, said Register's Office. The said Lucille R. Baggett died on 9-21-01 testate. The Last Will & Testament of Lucille R. Baggett filed for Probate on February 13, 1992 in the Probate Court of Davidson County, Tennessee devises the property to Michael H. Baggett, Jerry W. Baggett, Linda Pulley Roberts and to Chester H. Baggett as to a life estate. The said Chester H. Baggett having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3001 Keeling Avenue, 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, 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 the 16th day of February, 2006.

Linda Pulley Roberts by Patricia Ann Baggett Atty in fact
Linda Pulley Roberts by Patricia Ann Baggett, Attorney-in-Fact

Jerry W Baggett by Patricia Ann Baggett Atty in fact
Jerry W. Baggett by Patricia Ann Baggett, Attorney-in-Fact

Michael H. Baggett by Patricia Ann Baggett Atty in fact
Michael H. Baggett by Patricia Ann Baggett, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 02/21/06 14:13 2 pgs
Fees:13.00 Taxes:306.73
20060221-0020210

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Ann Baggett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Linda Pulley Roberts**, as her Attorney in Fact, as the free act and deed of the within named **Linda Pulley Roberts**.

Witness my hand and official seal this the 16th day of February, 2006.

My Commission expires May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Ann Baggett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Jerry W. Baggett**, as his Attorney in Fact, as the free act and deed of the within named **Jerry W. Baggett**.

Witness my hand and official seal this the 16th day of February, 2006.

My Commission expires May 24 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Ann Baggett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Michael H. Baggett**, as his Attorney in Fact, as the free act and deed of the within named **Michael H. Baggett**.

Witness my hand and official seal this the 16th day of February, 2006.

My Commission expires May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public