Davidson County DEEDWARR
Recvd: 04/03/06 10:23 2 pgs
Fees:13.00 Taxes:1369.00
20060403-0037215

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
SRM Development, LLC	SAME	Map 130, Group 15
9415 Raven Hollow Road		Parcel 72
Brentwood, TN 37027		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Elizabeth M. Baylor, unmarried,** (The "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **SRM Development, LLC, A Tennessee Limited Liability Company**, (The "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 2, on the Plan of HARPETH VIEW ESTATES, as shown on plat of record in Plat Book 1835, page 69, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James B. Baylor and wife, Elizabeth M. Baylor by Warranty Deed from Edward C. Scruggs, III, and wife, Kay Stahl Scruggs, recorded on the 1st day of December, 1954 in Deed Book 2334, Page 214, in the Register's Office for Davidson County, Tennessee. The said James B. Baylor has since died on March 6, 1996, and, upon his death, title was vested in Elizabeth M. Baylor as the sole surviving tenant by the entirety.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH VIEW ESTATES, as recorded in Plat Book 1835, Page(s) 69, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

3. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1728, Page 125 and Book 2277, Page 27, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Easement for Sanitary sewers, storm drainage, water mains and appurtenances to Metro Government, recorded in Book 6280, page 265.

This is improved property commonly known as 4518 Wayland Drive, Nashville, TN 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $370,000.00.

Elizabeth M Baylor
Affiant

Subscribed and sworn to before me this 29th **day of** March, **2006.**

JANE A. MAGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jane A. Magee
Notary Public

My Commission Expires: Jan. 24, 2009

My Commission Expires JAN. 24, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29TH day of March, 2006.

Elizabeth M Baylor
ELIZABETH M. BAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared ELIZABETH M. BAYLOR, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of March, 2006.

Jane A. Magee
Notary Public

JANE A. MAGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-24-09

My Commission Expires JAN. 24, 2009