Return to: First Title and Escrow Company, Inc.
File Number 25232 Box 9B

Davidson County DEEDWARR
Recvd: 04/13/06 14:42 2 pgs
Fees:13.00 Taxes:677.10

20060413-0042765

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2006.

Notary Public
My commission expires:

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02-0603-44676

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kimberly D. Baker	AmSouth Bank	172-08-0-B-070
1705 Champions Drive	2050 Pkwy Office Circle	
Nashville TN 37211	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry S. Ward and wife, Louise A. Ward, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kimberly D. Baker, Unmarried, and Robert G. Thacker, Unmarried, hereinafter called the Grantees, their successors 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. 70, on the Plan of Bridle Downs, Phase II, of record in Book 7900, Page 241, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry S. Ward and wife, Louise A. Ward by deed from Lisa A. Yacuzzo, unmarried, dated January 31, 2002, of record in Instrument No. 20020201-0014604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1705 Champions Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of April, 2006.

Terry S. Ward

Louise A. Ward

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry S. Ward and Louise A. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of April, 2006.

State of Tennessee at Large

My Commission expires 9/8/09