Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 402
Nashville, TN 37217

06-0823

JUDY A. WILCOXSON NOTARY SEAL STATE OF MISSOURI NOTARY PUBLIC

JUDY A. WILCOXSON
Notary Public - State of Missouri
COUNTY OF BOONE
My Commission Expires 6/11/08

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___th DAY OF June, 2006.

Notary Public

Commission Expiration: 6-11-08

ADDRESS OF NEW OWNER:
Matthew Baggett
203 Barley Mills Road
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
064-01-0 024.00

WARRANTY DEED

FOR AND IN 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, **JOSEPH G. STITES and wife, LUCY C. STITES,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW BAGGETT,** 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 Lot No. 108 on the Plan of Brandywine Farms, Section V, as of record in Book 4175, page 18, Register's Office for said County.

Said Lot No. 108 fronts 113.0 feet on the northerly side of Barley Mill Road and extends back along a broken line on the westerly side, a total of 397.3 feet and 346.7 feet on the easterly line, to a line in the rear on which it measures 48.9 feet.

Being the same property conveyed to Joseph G. Stites and wife, Lucy C. Stites on 02/10/1983 by deed from Russell T. Martin, Jr. and wife, Ann M. Martin, filed for record on 02/11/1983 in Book 6005, page 546, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 203 Barley Mills Road, Old Hickory, Davidson County , Tennessee 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 my hand this 24th day of June, 2006.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 07/03/06 11:30 2 pgs
Fees:13.00 Taxes:832.50

20060703-0079125

X _____ X _____
Joseph G. Stites Lucy C. Stites

STATE OF Missouri
COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph & Lucy Stites, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbia Mo, this 21st day of June, 2006.

Judy A. Wilcox
Notary Public - State of Missouri
COUNTY OF BOONE
My Commission Expires 6/11/08

Notary Public

Commission Expiration: 6-11-08

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the true act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself.

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: