This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 08/30/06 08:55 2 pgs
Fees:13.00 Taxes:144.30
20060830-0106969

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Van S. Baggett	Same	33-12
212 Cindy Place		34
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and, as further consideration Van S. Baggett, a single person, hereby assumes and agrees to pay that debt secured by an Instrument of record in Book 7072, page 46, said Register's Office, I, Robert D. Baggett, a single person, have this day bargained and sold, and do hereby transfer and convey to the said Van S. Baggett, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot 181 of Gatewood, Section I, of record in Plat Book 3300, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert D. Baggett and wife, Vera Baggett, by deed from Gary Lamon Sircy, unmarried, of record in Deed Book 7072, page 43, Register's Office for Davidson County, Tennessee, the said Vera Baggett having since died.

This is improved property known as 212 Cindy Place, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Van S. Baggett, his heirs and assigns, forever.

And I, Robert D. Baggett, do covenant with the said Van S. Baggett, that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth and for real property taxes for the year 2006.

And I, Robert D. Baggett, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Van S. Baggett, his heirs and assigns against the lawful claims of all persons whomsoever.

Van S. Baggett joins in the execution of this deed as evidence of his agreement to assume and pay the debt hereinabove referred to.

This description is the same used in the previous deed of record.

WITNESS my hand this 29th day of August, 2006.

Robert D. Baggett

Van S. Baggett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert D. Baggett and Van S. Baggett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2006.

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $39,000.00.

AFFIANT

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

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.