Davidson County DEEDWARR
Recvd: 11/20/06 08:10 2 pgs
Fees:13.00 Taxes:40.70
20061120-0143381

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jason Scott Baker
360 Carver Lane
Mt. Juliet, TN 37122

MORTGAGEE
Cedarstone Bank
109 Signature Place
Lebanon, Tennessee 37087

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 053-12, PARCEL 038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ferrell Realty, L.L.C.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason Scott Baker and wife, Krista J. Baker,** 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 the 4th Civil District of Davidson County, Tennessee and being part of Lot No. 19 on a Map Entitled Subdivision Map 3 of the Life and Casualty Insurance Company Property at Old Hickory, Tennessee as of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee and further described as follows:

Said Lot No. 19 fronts 64 feet on the northerly side of Park Circle and extends back with the margin of Becker Avenue, 64.4 feet on the westerly line and 90.7 feet on the easterly line to a dead line in the rear on which it measures 58.4 feet.

Being the same property conveyed to Ferrell Realty, L.L.C. by Quit Claim Deed from Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell, Jr. and Laura M. Beard dated February 26, 1997 of record in Book 10409, Page 291, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants and conditions as shown on the plan of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **161 Park Circle, Old Hickory, TN 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 our hands this 16th day of November, 2006.

Claude L. Ferrell Jr. Chief Manager

Ferrell Realty, L.L.C.
By: Claude L. Ferrell, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF Wilson

On this 16th day of November, 2006, before me personally appeared Claude L. Ferrell, Jr., to me known (or proved to me on the basis of satisfactory evidence), to be the Chief Manager of Ferrell Realty, L.L.C. and who executed the foregoing instrument as Chief Manager of Ferrell Realty, L.L.C. for the purposes therein contained on behalf of Ferrell Realty, L.L.C.

Witness my hand and official seal at Mt. Juliet, Tennessee 16th day of November, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $11,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 12-15-07

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.