This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 7945-11A

ADDRESS NEW OWNER:
Kevin J. Roussel
4954 Edmonson Pike, #11
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 11/21/06 09:31 2 pgs
Fees:13.00 Taxes:462.50
20061121-0144254

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Ste 400
Franklin, TN 37067

MAP **147-07**
GROUP **A**
PARCEL **11.00**

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, **Samuel Thomas Baker, individually and as executor of the Estate of Lyla Baker (a/k/a Lyla Morrison Baker), James Minus Baker, Jr. and Randall Alan Baker** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Kevin J. Roussel and wife, Jane M. Roussel**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, TN, being Unit No. 11 on the Site Plan of Phase II, Woodlea Place Townhomes, of record in Plat Book 9700, page 52, Register's Office for said County, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lyla Baker by deed from Radnor Homes dated September 16, 1997 of record in Book 10611 page 885 Register's Office Davidson County, Tennessee. Lyla Baker is deceased and under Will of record in Davidson County, Probate file number 06P1265, Samuel Thomas Baker, James Minus Baker, Jr. and Randall Alan Baker are the devisees and only heirs at law.

This is improved property known as 4954 Edmonson Pike, #11, Nashville, Tennessee 37211. Possession is to be given on November 9, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 9th day of November, 2006.

Samuel Thomas Baker, Individually and as Executor of the Estate of Lyla Baker

James Minus Baker, Jr.

Randall Alan Baker

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Samuel Thomas Baker, Individually and as Executor of the Estate of Lyla Baker, James Minus Baker, Jr. and Randall Alan Baker**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged themselves executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2006.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.