THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 26137DJ

MAP/GROUP/PARCEL: 150-11-41

NEW OWNER'S NAME AND ADDRESS:
D. Warren Baker & Netoshi Baker
4012 Tea Garden Way
Antioch, TN 37013

SEND TAX BILLS TO:
Owner

Davidson County DEEDWARR
Recvd: 11/22/06 09:01 2 pgs
Fees:13.00 Taxes:525.03
20061122-0144871

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **Robert C. Edwards and Sherry O. Edwards, husband and wife**, hereinafter called Grantors, do hereby transfer and convey unto, **D' Warren Baker and Netoshi Baker, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 46, on the Plan of Jamestown Estates, Section One, as shown on plat of record in Plat Book 6900, page 592, in the Register's Office for DavidsonCounty, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert C Edwards and Sherry O Edwards by Deed of record in Book 10373, Page 236, recorded 03/07/1997, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 4012 Tea Garden Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Robert C. Edwards

Sherry O. Edwards

STATE OF TENNESSEE
COUNTY OF WILSON

PERSONALLY appeared before me, the undersigned authority, **Robert C. Edwards and Sherry O. Edwards, husband and wife**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in ~~Lebanon, Tennessee~~ Alachua, FL on this the ~~31st~~ 2 day of ~~October~~ November 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/25/07

CHRISTOPHER E. LILES
MY COMMISSION EXPIRES
September 25, 2007
#DD 253348
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value whichever is greater for this transfer is $[illegible].00.

AFFIANT

LINDA GOLDEN-WOODS
Notary Public At Large
DAVIDSON COUNTY
TENNESSEE

Sworn to and subscribed before me, this the 31st day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
11-25-08