Davidson County DEEDWARR
Recvd: 12/01/06 08:12 2 pgs
Fees:13.00 Taxes:638.25
20061201-0148198

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 28 day of November 2006.

Notary Public
My commission expires: 4/21/07

Address of New Owner:	Send Tax Bills to:	Tax Information
Jared Laws	US Bank, N.A.	072-04-0/035.00
1427 Shelton Ave.	4801 Frederica Street	
Nashville TN 37216-0000	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Karen Baird, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jared Laws and wife, Klarissa Oh, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 of Block "A", on the Map of Inglewood Gold Club Subdivision, as shown on plat of record in Plat Book 843, page 65, Register's Office for Davidson Count, Tennessee.

Said Lot No. 34 fronts 60 feet on the northerly side of Shelton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Karen A. Baird by deed from Deana L. Howell of record in Instrument No. 20040916-0111744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on Plat recorded in Book 843 Page 65, Register's Office for Davidson County, Tennessee

This property is improved property known as 1427 Shelton Ave., Nashville, Tennessee 37216-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 28th day of November, 2006.

Karen Baird

M L Pugh
Who joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Baird and M L Pugh, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 28th day of November, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1538

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County