This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6070002

Davidson County DEEDWARR
Recvd: 01/10/07 10:02 2 pgs
Fees:13.00 Taxes:869.50
20070110-0004084

Send Tax Bills To:
Same As New Owner

New Owner is:
Jerry E. Baskett
7049 Sunnywood Drive
Nashville, TN 37211

MAP: 173-09-0A
PARCEL: 358.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Whitney W. Cates, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jerry E. Baskett and Deloris Dean Baskett, Husband and Wife** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 292 as shown on the Plan of Lenox Village, Phase Five, of record in Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Whitney W. Cates, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated June 29, 2005, recorded June 30, 2005, in Instrument No. 20050630-0075643, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

WM
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of January, 2007.

GRANTOR:

Whitney W. Cates

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Whitney W. Cates** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of January, 2007.

Notary Public

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

SWORN TO and subscribed before me this 5th day of January, 2007

NOTARY PUBLIC

My commission expires:

9/16/09