WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$47,500.00.**

Stan Burch
Affiant

Subscribed and sworn to before me this 26 day of January, 2007.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

Davidson County DEEDWARR
Recvd: 01/26/07 15:38 2 pgs
Fees:13.00 Taxes:175.75
20070126-0011202

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David Birchett	SAME	060-16-0-331.00
2708 Bullock Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tina M. Baker**, a married person hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Birchett and Paula Birchett, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 of Meadow Valley Estates as recorded on August 16, 1996 in Plat Book 8250, page 617, fronting 50 feet on the South side of Bullock Avenue, being 347.67 feet on the West property line. 351.50 feet on the East property line, and measuring 87.04 feet on the South property line, containing 23,865 square feet.

Being the same property conveyed to Tina M. Baker, by deed from Paradise Homes, Inc. dba Paradise Homes, on October 13, 2000, of record in Instrument Number 20001019-0103648, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book Instrument Number 20000405-0034146, page , Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2708 Bullock Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 26, 2007.

Tina M. Baker
Tina M. Baker

John R. Baker
John R. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tina M. Baker and husband, John R. Baker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 26, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY