PICK-UP

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue North, Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 03/05/07 14:40 2 pgs
Fees:13.00 Taxes:1050.43
20070305-0027041

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL I.D. NUMBER:
DANIEL A. JAMES et ux. 5813 Hearthstone Lane Brentwood, TN 37027	SAME	16015000200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Two Hundred Eighty-Three Thousand Nine Hundred and No/100s Dollars ($283,900.00).

DANIEL A. JAMES

SUBSCRIBED AND SWORN to before me, W. WARNER MCNEILLY III DANIEL A. JAMES this 23rd day of FEBRUARY, 2007.

Notary Public

My Commission Expires: 9/19/09

W. WARNER MCNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty-Three Thousand Nine Hundred and No/100s Dollars ($283,900.00), the receipt of which is hereby acknowledged, I, CAROLE E. BAKER, SUCCESSOR TRUSTEE OF THE BAKER FAMILY TRUST DATED OCTOBER 3, 2002, AS AMENDED, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto DANIEL A. JAMES and wife, HOLLY E. JAMES, as tenants by the entirety, hereinafter "GRANTEES," their heirs and assigns, all of GRANTOR'S right, title and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hearthstone Subdivision, Phase One, of record in Book 5200, Page 218, and amended in Book 6252, Page 422, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Baker Family Trust, dated October 3, 2001, Harold Stanford Baker and Olezia Overton Baker, Co-Trustees, by Warranty Deed from Harold S. Baker and wife, Ozella O. Baker, of record in Instrument Number 20021008-0122731, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to:

1. Restrictions of record in Book 5409, Page 485; Book 7053, Page 982; Book 7054, Page 19, and all maters shown on the Plan of Record.

2. Easement for water mains to Metropolitan Government, Department of Water & Sewerage Services, of record in Book 5666, Page 679, and Book 5715, Page 217, R.O.D.C.

The address of said property is 5813 Hearthstone Lane, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns, forever. GRANTOR covenants that GRANTOR is lawfully seized and possessed of said real estate in fee simple, that GRANTOR has a good right to convey it and that the same is unencumbered except for those matters shown above.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 23rd day of February 2007.

Carole E. Baker

CAROLE E. BAKER, Successor Trustee of The Baker Family Trust dated October 3, 2002, as amended

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, W. WARNER McNEILLY III, of the State and County aforesaid, personally appeared CAROLE E. BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Successor Trustee of The Baker Family Trust dated October 3, 2002, as amended, the within named bargainor, a trust, and that as such Successor Trustee she executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Successor Trustee.

NOTARY PUBLIC

My Commission Expires: 9/19/09

W. WARNER McNEILLY III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009