Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moores Lane, Suite 100C
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 1 day of March 2007.

Notary Public
My commission expires

JIMMY R. VANDERPOOL
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
MAY 14, 2008
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/08/07 14:59 2 pgs
Fees:13.00 Taxes:1387.50

20070308-0029041

Address of New Owner:	Send Tax Bills to:	Tax Information
Arthur B. Hammond and	SAME	132-14-0-030.00
Grantland Hammond		
808 Battery LN		
Nashville TN 37013		

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 Timothy D. Baxter and wife, Karen Keith Baxter hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Arthur B. Hammond, a married man and Grantland Hammond, unmarried as tenants in common, 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. 2 on the Plan of E. N. Kennon, Jr. Subdivision, as of record in Book 2330, Page 143, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 236.8 feet on the southerly side of Battery Lane and extends back between parallel lines 183.95 feet of a dead line.

Being the same property conveyed to Timothy D. Baxter and wife, Karen Keith Baxter, by deed dated 01/02/1998, from C. Myron Keith and wife, Lois M. Keith, of record in Book 10745, page 233, in the 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 shown on the Plan of record in Book 2330, page 143. 3) Restrictive Covenants contained in instrument of record in Book 2960, page 467. 4) Subject to any and all easements and restriction showing and not showing of record.

This property is improved property known as 808 Battery LN, Nashville, Tennessee 37013

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 13 day of March, 2007.

Timothy D. Baxter

Karen Keith Baxter

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 Timothy D. Baxter and Karen Keith Baxter, 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 13 day of March, 2007.

Notary Public

My Commission expires: 4/2/10

FILE NO: T00314

Amy Cross Nance
State of Tennessee Notary Public
Williamson County