PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: _gj__ Title No: 48630

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/03/07 13:07 2 pgs
Fees:13.00 Taxes:936.10
20070503-0053162

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas W. Binford, III Carolyn P. Binford 210 S. Third St. Pulaski, Tennessee 38478	Thomas W. Binford III 1525 Crosswind Dr. Nashville, TN. 37211

TAX MAP-PARCEL NUMBERS: 172150A16800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$253,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian S. Baker and spouse, Tonya L. Baker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas W. Binford, III and spouse, Carolyn P. Binford** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Section Ten, Holt Woods of record in Book 9700, pages 281 and 282, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian S. Baker and wife, Tonya L. Baker by deed from Charles M. Kerr and wife, Kristi M. Kerr of record in Doc. No. 20030506-0060491, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Pages 281 and 282, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9570, page 22, Book 10256, page 506 recorded in Book 10258, page 142 and Bylaws in Book 9570, page 13, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1525 Crosswind Drive, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of May, 2007 .

Brian S. Baker

Tonya L. Baker

State of TENNESSEE
County of WILLIAMSON

On this 1st day of May, 2007 , before me the undersigned authority, personally appeared **Brian S. Baker and Tonya L. Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $253,000.00

Affiant

Sworn and subscribed before me this 1st day of May, 2007

Notary Public

My Commission Expires: 9/29/09