Davidson County DEEDWARR
Recvd: 05/04/07 09:57 2 pgs
Fees:13.00 Taxes:782.14

20070504-0053654

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22. 2009

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,390.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-HDH-07-017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Baker	Countrywide Home Loans, Inc.,	
855 Beth Drive	(NAME) 750 Old Hickory Blvd, #180	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	84-5-88
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNY T. EATON, INDIVIDUALLY AND D/B/A VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSH BAKER AND REBEKAH BAKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 17, CUMBERLAND MEADOWS, SECTION TWO, as shown on plat of record in Instrument No. 20050525-0059134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to B.I.G. Development, Inc. by Quitclaim Deed from Dan Eaton d/b/a Vintage Builders, recorded on the 25th day of October, 2005 in Instrument No. 20051025-0128956, in the Register's Office of Davidson County, Tennessee.

Further being a portion of the same property conveyed unto Danny T. Eaton, individually , and d/b/a Vintage Builders by Quitclain Deed from B.I.G. Development, Inc., a Tennessee corporation of record dated March 23, 2007, as Instrument No. 20070323-0035371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20050525-0059134; Inst. No. 20051230-0156873; Book 4008, Page 192; Inst. No. 20040824-0102318; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 855 Beth Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 24th day of April, 2007.

Danny T. Eaton

STATE OF Tennessee
COUNTY OF Davidson

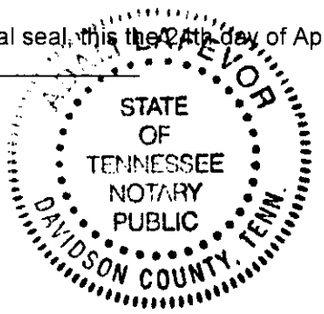
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny T. Eaton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903