BOX 188

#28606

Send Tax Statements To:
Wells Fargo Bank, N.A.
P.O. Box 11701
Newark, NJ 07101470

This Instrument Prepared By:
Tri-Star Title Co., LLC
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Benjamin J. Altom
3405 Anderson Road, #117
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel:
136-15-0A-25.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **CHUCK BAKER,** has this day bargained and sold and does hereby transfer and convey unto **BENJAMIN J. ALTOM, A SINGLE PERSON,** his heirs and assigns, forever, that certain parcel of real estate located in DAVIDSON County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 25 on the Plan of Phase I, Watercrest Townhomes, as shown on plat of record in Plat Book 8250, page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Chuck Baker by deed from William E. Russell and wife, Krista Russell both unmarried, executed on August 15, 2003 and appearing of record in Instrument Number 20030819-0120200 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Jaime N. Baker joins in the execution of this instrument for the purpose of conveying all of her rights in the described property by virtue of her marriage to Chuck Baker.

THIS conveyance is subject to any and all matters that appear of record in Book 8250, page 888; declaration of Covenants, Restrictions and Conditions of record in Book 10788, page 553, and in Book 11158, page 931; By-Laws of record in Book 10788, page 553; Charter of Homeowner's Association of record in Book 10788, Page 546 and Quitclaim Deed to Watercrest Townehomes Homeowner's Association for open space of record in Instrument No. 20000222-0017014; Easement to Columbia Gulf Transmission Company of record in Book 4438, page 711; Easement to Gulf Interstate Gas Company of record in Book 2242, page 139 and to any and all matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 3405 Anderson Road, #117, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BENJAMIN J. ALTOM, A SINGLE PERSON**, his heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 05/10/07 13:41 2 pgs
Fees:13.00 Taxes:499.13
20070510-0056294

The undersigned covenants with the said grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes, which taxes have been prorated between the parties herein, and the grantor having paid his prorated share unto the grantee(s); the grantee(s) assume and agree to pay the same when due.

The undersigned further covenants and binds himself, his heirs and assigns to forever warrant and defend the title to said real estate to the grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 4th day of May, 2007.

CHUCK BAKER

JAIME N. BAKER

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, CHUCK BAKER AND WIFE, JAIME N. BAKER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 4th day of May, 2007.

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3/20/2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 4th day of May, 2007.

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/14/09