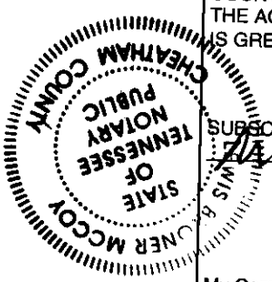
Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Martha Baxter



STATE OF TENNESSEE }
COUNTY OF Robertson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Garry Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10 DAY OF May, 2007.

NOTARY PUBLIC

My Commission expires: 10 Feb 11

Address of New Owner	Send Tax Bills To:	Tax Information:
Garry J. Brown and Robert L. Roland 7205 Armor Ct Fairview, Tennessee 37062	Same	161 04 0 050.00

Davidson County DEEDWARR
Recvd: 05/11/07 15:52 2 pgs
Fees:13.00 Taxes:368.15
20070511-0056960

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 and sufficiency of all of which are hereby acknowledged, I, **Martha Baxter,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Garry J. Brown and Robert L. Roland,** hereinafter called the **Grantees**, their 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. 10 on the plan of April Lane Subdivision of record in book 2330, page 132, Register's Office for Davidson County, Tennessee.

Said Lot 10 fronts 70 feet on the southerly side of April lane and runs back between lines 200.2 feet on the easterly line and 197.5 feet on the westerly line to a line at the rear, on which it measures 68.5 feet.

BEING the same property conveyed to Martha Baxter, by deed from Joe Grubbs and wife, Nancy C. Grubbs, dated 1/7/1959 and recorded 1/26/1959 at Record Book 2863, page 569, Register's Office of Davidson County, Tennessee.

This is improved property generally located:
305 April Lane, Nashville, Tennessee 37211

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of April Lane Subdivision of record in book 2330, page 132, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, 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.

IN WITNESS WHEREOF, **Martha Baxter,** has caused this instrument to be executed, this the 10th day of May, 2007.

Martha Baxter by
George W. Baxter, Jr., AIF

Martha Baxter
By: George W. Baxter, Jr., Atty-in-fact
Instrument No: 20070420-0047387, RODCT

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **George W. Baxter, Jr.,** Attorney-in-fact, acting on behalf of **Martha Baxter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Martha Baxter,** and who acknowledged that he executed the same as the free act and deed of **Martha Baxter.**

SWORN to and subscribed before me
This the 10 day of MAY, 2007.

My commission Expires: 10/20/10

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
LEWIS BROWER MCCOY CHEATHAM COUNTY