Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0704-63580

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $226,900.00

Kenneth L. Baird
Affiant

Subscribed and sworn to before me, this 29th day of May, 2007.

Notary Public
My commission expires: 5/22/2010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kenneth L. Baird	SunTrust Mortgage, Inc.	51-14-0-A-028
2133 Golden Oak Lane	P.O. Box 57028	
Madison TN 37115	Irvine, CA 92619	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jodi S. Eulene Dodson, Trustee for Melvin C. Dodson and/or Jodi S. Eulene Dodson Joint Revocable Living Trust u/a/d July 5, 2000, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth L. Baird and wife, Martha N. Baird, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 28, on the plan of Oakwood Estates, of record in Instrument No. 20000505-0045404, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Melvin C Dodson and/or Jodi S Eulene Dodson, Trustees of the Melvin C Dodson and/or Jodie S. Eulene Dodson joint revocable living trust u/a/d July 5, 2000, by deed from George Dunn d/b/a George Dunn Contractors, dated 4/10/2001, recorded 4/11/2001, of record in Instrument No. 20010411-0035846, Register's Office for Davidson County, Tennessee. Melvin C. Dodson having since died October 3, 2006.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2133 Golden Oak Lane, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said 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.

Davidson County DEEDWARR
Recvd: 06/01/07 09:02 2 pgs
Fees:13.00 Taxes:839.53
20070601-0064926

WITNESS my hand this 29th day of May, 2007.

Jodi S. Eulene Dodson, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jodi S. Eulene Dodson, Trustee of the Melvin C. Dodson and/or Jodi S. Eulene Dodson Joint Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 29th day of May, 2007.

Notary Public at Large

My commission expires: 5/22/2010

