WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,500.00**.

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2007.

Notary Public

My commission expires: 1/24/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marie S. Moses	Fifth Third Mortgage	**Map 103-04, Parcel 303**
211 Sentinel Drive	P.O. Box 170	
Nashville, TN 37209	Cincinnati, OH 45263	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth A. Baird, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marie S. Moses, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 102, on the Plan of Valley View Subdivision, Section 3, of record in Plat Book 2330, page 148, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Elizabeth A. Baird, a single woman, by Deed from Barbara Lamb, unmarried, of record in Instrument No. 20060620-0073465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2446, Page 146, and in Book 2746, Page 540, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **211 Sentinel Drive, Nashville, TN 37209**

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; and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this **22nd** day of **June, 2007.**

Elizabeth A. Baird

Davidson County DEEDWARR
Recvd: 06/25/07 12:58 2 pgs
Fees:13.00 Taxes:649.35

20070625-0075614

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **June, 2007.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: March 7, 2011