WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/07 10:14 3 pgs
Fees:18.00 Taxes:490.62

20070816-0097878

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 132,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th August 2007

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES 11/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Hagar	SunTrust Mortgage, Inc.	MAP 8
(NAME)	(NAME)	
3120 Knob View Drive	201 4th Avenue N/7th Floor	PARCEL 66.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Curtis O. Baker and wife, Edith Janet Baker

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

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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Hickerson and Hickerson, Engineers, dated February 22, 1964, as follows:

BEGINNING at an iron pin 6 feet South of a sugar tree, the Southwest corner of the tract of land conveyed to E. A. Rediker and wife, by deed of record in Book 1227, Page 94, Register's Office for said County; thence due North 165 feet to an iron pin; thence North 19° East 95 feet to a point, the Southwest corner of the property conveyed to Rodney G. Duke and wife, by deed of record in Book 3802, Page 405, said Register's Office; thence with Duke's Southerly line, North 85° 20′ East 1510 feet to a point in the center of Baxter Road, Duke's Southeast corner; thence with the center of said road, South 7° 08′ East 141 feet, more or less, to a railroad spike; thence South 64° 14′ West 263 feet to an old planted stone; thence South 4° 12′ West 286 feet to an iron pin; thence North 88° West 296.5 feet to an iron pin; thence North 1° 30′ East 132 feet to an old planted stone; thence North 85° 25′ West 1019 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance is the following described platted property described as follows,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3955 Baxter Road, Joelton, TN 37080
(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 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 our hand s a this 15th day of August, 2007

Curtis O. Baker

Curtis O. Baker

Edith Janet Baker

Edith Janet Baker

LEGAL DESCRIPTION CONTINUATION

to-wit:

Being Lot No. 1 on the Final Plat of Curtis O. Baker, Baxter Road property, which is of record in Plat Book 8250, Page 934, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Curtis O. Baker and wife, Edith Janet Baker by Installment Deed dated April 30, 1979, from Ira P. Hall and wife, Kathleen M. Hall, of record in Book 5428, Page 107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

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 Curtis O. Baker and wife, Edith Janet Baker

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of August 2007.

Commission expires _____

D. Arnette Maples
Notary Public

D. ARNETTE MAPLES
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public