PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 48872
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/28/07 14:23 2 pgs
Fees:13.00 Taxes:532.80
20070828-0103338

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sydney Baggett James S. Baggett 1900 Richard Jones Road, #E-4 Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 117150A11200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeff C. Brandon, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sydney Baggett** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. E-4 also known as parcel No. 112 of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 64 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Jeff C. Brandon, an unmarried person by deed from William R. Healy, Jr., an unmarried person of record in Doc. No. 20030331-0041730, dated and executed on March 24, 2003 and recorded on March 31, 2003 in the Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, page 64, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5304, page 702, Book 5304, page 745, Book 7841, page 557, Book 9830, page 191, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Easement by M.C. Morris and Sidney Averbach, dedicated by Instrument of record in Book 4320, page 896, said Register's Office; And a permanent easement by Mutual Benefit Life Insurance Company of record in Book 3951, page 546, said Register's Office

This is improved property, known as: 1900 Richard Jones Road E-4, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of August, 2007.

Jeff C. Brandon

State of TENNESSEE

County of DAVIDSON

On this 27th day of August, 2007, before me the undersigned authority, personally appeared Jeff C. Brandon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commissior Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $144,000.00

Affiant

Sworn and subscribed before me this the 27th day of August, 2007

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commissior Expires May 2, 2011**

Notary Public