THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

After Recording Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

ADDRESS NEW OWNER
Patricia Lee Cashon
102 Becker Ave.
Old Hickory, TN 37138

~~**MORTGAGEE**~~

SEND TAX BILLS
New Owner

MAP-PARCEL:
053-11-0-063.00

Davidson County DEEDWARR
Recvd: 12/21/07 13:47 2 pgs
Fees:13.00 Taxes:599.03
20071221-0146671

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jason Scott Baker and wife, Krista J. Baker, as tenants by the entirety,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patricia Cashon, 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:

Being part of Lot 28 and Lot 29, Block B, on the Plan of Life and Casualty Insurance Company Subdivision No. 3, Old Hickory, as of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee.

Said part of Lot 28 being the westerly 1 1/2 feet fronting on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line.

Said Lot 29 fronting 60 feet on the southwesterly side of Becker Avenue and running back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Jason Scott Baker and wife, Krista J. Baker, as tenants by the entirety, by deed of record from Ferrell Realty, LLC, of record in Book 20060215-0018114, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1360, Page 55 and Book 1088, Page 55; Easement of record in Book 662, page 743 for telephone and telegraph lines; Sewer Easement of record in Book 1003, Page 51; Railroad ROW Easement of record in Book 736, Page 384, easements, covenants and conditions as shown on the plan of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **102 Becker Ave. Old Hickory, TN 37138.**

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 hands this 12th day of December, 2007.

Jason Scott Baker

Krista J. Baker

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jason Scott Baker and wife, Krista J. Baker, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2007.

NOTARY PUBLIC

DEANN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $161,900.00.

AFFIANT

Subscribed and sworn to before me this 12th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 11-22-08

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2008