Davidson County DEEDWARR
Recvd: 08/01/08 10:26 2 pgs
Fees:13.00 Taxes:499.50

20080801-0078972

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

P-PR-08-0406

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry C. Baker	Countrywide Bank, FSB (NAME)	
406 Lorna Drive	801 Crescent Centre Dr, Ste. 510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	096-09-042.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROY THOMAS AND WIFE, MARGARET THOMAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARRY C. BAKER, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 150 on the Plan of Woodberry Park as of record in Plat Book 2133, pages 117, 118, and 119, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said Lot No. 150 fronts 102 feet on the southeasterly margin of Lorna Drive and extends back 144.3 feet on the northeasterly line and 131.8 feet on the southwesterly line to a dead line in the rear, measuring 103 feet thereon.

Being the same property conveyed to Roy Thomas by deed from Donna Jean Fulley of record in Instrument 200311070163879 on 10/31/2003 and filed for record on 11/07/2003, Register's Office for DAVIDSON County.

Margaret Thomas, wife of Roy Thomas, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 406 Lorna Dr, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of July, 2008.

Roy Thomas

Margaret Thomas

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 31st day of July, 2008, before me personally appeared Roy Thomas and wife, Margaret Thomas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2008.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959