Davidson County DEEDWARR
Recvd: 10/01/08 11:41 2 pgs
Fees:13.00 Taxes:384.80

20081001-0099619

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080800433

WARRANTY DEED

CHERYL M. RODGERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th **day of September, 2008**

Notary Public

MY COMMISSION EXPIRES: 1-24-12

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Baxter **125 Elizabeth Court** **Antioch, TN 37013**	Elite Home Loans 109 Westpark Dr. Ste. 310 Brentwood, TN 37027	**149-02-0C-025.00**

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,

Tawanda K. Baxter-Finchum and James U. Finchum, wife and husband

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

Eric Baxter, a single man

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 Lot No. 25 (also known as Building Site 125) on the Plan of Sterling Wood, of record in Book 6250, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tawanda K. Baxter-Finchum and James U. Finchum by Warranty Deed from Charles W. Bernard and wife, Karen M. Bernard dated 7-6-99 and recorded 7-7-99 in Book 11562, page 132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record including all items set out on any applicable plat of record.

Unimproved ( )
This is improved (X) property known as **125 Elizabeth Court, Antioch, TN 37013**
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 18th day of September, 2008.

Tawanda K. Baxter-Finchum

Tawanda K. Baxter-Finchum

James U. Finchum

James U. Finchum

CHERYL M. RODGERS
STATE
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

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 Tawanda K. Baxter-Finchum and James U. Finchum 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 at Nashville, Tennessee, this 18th day of September, 2008.

Commission Expires: 1-24-12

Cheryl M. Rodgers
Notary Public