BILL GARRETT, Davidson County
Trans:T20100004719 DEEDWARR
Recvd: 01/25/10 13:39 2 pgs
Fees:13.00 Taxes:62.90
20100125-0006213

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James S. Sweeney, III
P. O. Box 2495
Hendersonville, TN 37077

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 053-12-0
PARCEL 038.00

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,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James S. Sweeney, III, an unmarried 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:

Land in the 4th Civil District of Davidson County, Tennessee and being part of Lot No. 19 on a Map Entitled Subdivision Map No. 3 of the Life and Casualty Insurance Company Property at Old Hickory, Tennessee as of record in Plat Book 974, Page 11, Register's Office, Davidson County, Tennessee and further described as follows:

Said Lot No. 19 fronts 64 feet on the northerly side of Park Circle and extends back with the margin of Becker Avenue, 64.4 feet on the westerly line and 90.7 feet on the easterly line to a dead line in the rear on which it measures 58.4 feet.

Being the same property conveyed to Jason Scott Baker and wife, Krista J. Baker by deed from Ferrell Realty, L.L.C., dated November 16, 2006, filed for record in Instrument No. 20061120-0143381, Register's Office for 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; easements, covenants conditions and all matters and notes 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 Grantee.

This is improved property known as **161 Park Circle 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 22nd day of January, 2010.

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 22nd day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 1.2.12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $17,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 2-6-2010

TINA D. BROWN
NOTARY PUBLIC AT LARGE
WILSON COUNTY TENNESSEE