WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Nancy H. Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 2010

Notary Public:

MY COMMISSION EXPIRES: 1-3-11
(AFFIX SEAL)

NELLIE LA VENABLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joseph Stephen Baron	NEW OWNER	Parcel ID:
919 Drummond Dr.		119-16-47
Nashville, TN 37211		

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

Donna Hiller Baron

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joseph Stephen Baron

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. 143 on the Plan of Battlewood, Section Two, as of record in Book 1835, Pages 95 and 96, Register's Office for said County.

Said Lot No. 143 fronts 146.53 feet on the westerly side of Drummond Drive and runs back 215.95 feet on the northerly line and 219.7 feet on the southerly line, to a dead line, measuring 77 feet thereon.

BEING the same property conveyed to Donna Hiller Baron by deed from J. Farris Baird and wife, Brownie M. Baird, of record in Book 4347, Page 899, dated June 23, 1969, Register's Office for said County.

Power of Attorney of record in Instrument 20101230-0104029, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 919 Drummond Dr., Nashville, TN 37211

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 my hand this 30th day of December, 2010.

DONNA HILLER BARON BY [signature] HER ATTORNEY IN FACT

Donna Hiller Baron by Michael Baron her Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20100082337 DEEDWARR
Recvd: 12/30/10 15:45 2 pgs
Fees:13.00 Taxes:44.40

20101230-0104030

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, Michael Baron, 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 on behalf of Donna Hiller Baron as his/her/their Attorney in Fact as the free act and deed of the within named Donna Hiller Baron.
Witness my hand and official seal at Nashville, Tennessee the 30th day of December, 2010.

My Commission Expires: 1-3-11

Notary Public

