Box 44

Instr:200007170070292 Page: 1 OF 2
REC'D FOR REC 07/17/2000 1:52:59PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2142.30

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $579,000.00.

Edward B. LeMaster III
Affiant

Subscribed and sworn to before me, this 14th day of July, 2000.

Notary Public

My Commission Expires: 01/25/2004

GEORGE V. CRAWFORD JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner As Follows:
Edward B. LeMaster, III and
Adrian L. LeMaster
4104 Baldwin Arbor
Nashville, TN 37215

Send Tax Bills To:
SunTrust Mortgage, Inc.
P. O. Box 57028
Irvine, CA 92619

Map-Parcel Number:

Map 131-01-0-K 002.00CO
7DA 93371

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BALDWIN ARBOR, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWARD B. LEMASTER, III AND WIFE, ADRIAN L. LEMASTER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Baldwin Arbor, of record in Book 9700, page 746, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Baldwin Arbor, LLC, a Tennessee limited liability company, by deed from Ronald W. Wise, Jr., and wife, Ann Wise, Nellie Runyon Wise and Elizabeth Dabney Mabry Wise, of record in Book 10911, page 345, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 11556, page 98, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 746, Register's Office for said County.

4. StormWater Detention Agreement of record in Book 11104, page 441, Register's Office for Davidson County, Tennessee.

This is improved property known as 4104 Baldwin Arbor, Nashville, TN 37215.

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 it covenants with the said Grantees that it is 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 further covenant and bind itself it successors and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of July, 2000.

BALLDWIN ARBOR, LLC,
a Tennessee limited liability company

By: _____
F. I. Nebhut, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **F. I. Nebhut, Jr.,** with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of July, 2000.

_____
Notary Public

My Commission Expires: 10/25/2003