RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

Davidson County DEEDWARR
Recvd: 06/26/01 09:07 2pgs
Fees:11.00 Taxes:1916.07
20010626-0067311

FROM: Baldwin Arbor, LLC

TO: Wayne E. Hilton, Sr. and wife, Patricia F. Hilton

| Address New Owner as follows: | Send Tax Bills to: | Tax-Parcel No. |
|---|---|---|
| Wayne E. and Patricia F. Hilton<br>34 Old Club Court<br>Nashville, TN 37215 | Same | Map 131-1-K<br>Parcels 1,3, 4,<br>7 and 8 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $517,857.14.

Wayne E. Hilton

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2001.

Kathy Snider

Notary Public

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 07/27/2002

My Comm. Expires:_____

## SPECIAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Baldwin Arbor, LLC, a Tennessee limited liability company, hereinafter called "GRANTOR", have bargained and sold, and by these presents does transfer and convey unto Wayne E. Hilton, Sr. and wife, Patricia F. Hilton, hereinafter called "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Nos. 1, 3, 4, 7 and 8 on the Final Plat of Baldwin Arbor, of record in Book 9700, page 746, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the 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, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2001 Metropolitan Government taxes.

2. All matters shown on the plans of record in Book 9700, page 746, said Register's Office.

3. Declaration of Covenants, Conditions and Restriction for Baldwin Arbor, of record in Book 11556, page 98, said Register's Office.

4. Stormwater Detention Agreement, of record in Book 11104, page 441, said Register's Office.

This is unimproved property.

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 GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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 its hand this 25th day of June, 2001.

BALDWIN ARBOR, LLC, a Tennessee limited liability company

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared F. I. Nebhut, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of Baldwin Arbor, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of June, 2001.

_____
NOTARY PUBLIC

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:_____