Davidson County DEEDWARR
Recvd: 07/13/01 11:52 2pgs
Fees:13.00 Taxes:277.50
20010713-0074796

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Niki N. Baldwin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of July, 2001.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Niki N. Baldwin and Betty M. Baldwin
1905 Laurinda Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Equiprime, Inc.
3343 Perimeter Hill Drive, Suite 111
Nashville, Tennessee 37211

MAP-PARCEL NUMBERS:
107-050-129.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Northfork Properties, a Tennessee corporation** hereinafter referred to as Grantors, hereby transfers and conveys to **Niki N. Baldwin and Betty M. Baldwin*** hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 128 on the Plan of Bel-Air Subdivision, Section 2, of record in Book 2900, Pages 29-32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Northfork Properties, a Tennessee corporation by Special Warranty Deed from Southtrust Bank, an Alabama banking corporation of record in Instrument No. 20010411-0035630, Register's Office for Davidson County, Tennessee.

03362-BP

* As Tenants in Common with Rights of Survivorship

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, Pages 29 - 32, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in Register's Office for said County.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1905 Laurinda Drive, Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 10th day of July, 2001.

NORFOLK PROPERTIES

W. H. McClanahan, Chrm.

W. H. McClanahan, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. H. McClanahan, Jr., Shareholder/Director of Northfork Properties, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2001.

Notary Public

11-18-01
My Commission Expires

03362-BP