Davidson County DEEDWARR
Recvd: 07/30/01 08:28 3pgs
Fees:18.00 Taxes:2072.00
20010730-0080166

FROM: Baldwin Arbor, LLC

TO: John Richard Lodge, Jr. and wife, Virginia T. Lodge

Address New Owner as follows:
John Richard and Virginia T. Lodge
4120 Baldwin Arbor
Nashville, TN 37215

Send Tax Bills to:
Franklin American Mortgage Co.
501 Corporate Centre#400
Franklin, TN 37067

Map-Parcel No.
Map 131-1-K
Parcel 6

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 Williamson)

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

John Richard Lodge

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2001.

Notary Public

WARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

My Comm. Expires: July 14, 2002

GENERAL 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", has bargained and sold, and by these presents does transfer and convey unto John Richard Lodge, Jr. and wife, Virginia T. Lodge, hereinafter called "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. 6 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 improved property known as 4120 Baldwin Arbor, Nashville, Tennessee 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, 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 6th day of July, 2001.

BALDWIN ARBOR, LLC, a Tennessee limited liability company

BY: _____

F. I. Nebhut, Jr., Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

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 Brentwood, Tennessee, this the 6th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: July 14, 2002

AARON FORTNER
NOTARY PUBLIC AT LARGE
MONTGOMERY COUNTY, TN