THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11166J

Davidson County DEEDWARR
Recvd: 09/10/01 15:51 2pgs
Fees:13.00 Taxes:87.32
20010910-0098138

MAP/GROUP/PARCEL: 013-00-0-031.00

NEW OWNER'S NAME AND ADDRESS:
EDWARD B. BALDWIN, III and TISHA C. BALDWIN, husband and wife
7117 Calderwood
Antioch, TN 37013
SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, DALE PYRON, a married man and JOE PYRON, an unremarried widower, hereinafter called Grantors, do hereby transfer and convey unto EDWARD B. BALDWIN, III and TISHA C. BALDWIN, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 31 on the Plan of Jacobs Valley, Section One, a Plat of which is of record in Plat Book 9700, Page 811, and revised in Plat Book 9700, Page 864, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is unimproved property.

BEING part of the same property conveyed to grantors herein by deed of record in Book 11456, Page 622, Register's Office for Davidson County, Tennessee. Grantors purchased said property for investment purposes only. Grantors, nor any member of their immediate family have occupied property as their primary residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Dale Pyron
DALE PYRON

Joe Pyron By Dale Pyron
JOE PYRON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DALE PYRON, a married man, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of August, 2001.

NOTARY PUBLIC

My Commission Expires:

4-30-04

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Dale Pyron as Attorney in Fact for Joe Pyron with whom I am personally acquainted, and made oath that he as such Attorney in Fact with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of August, 2001.

NOTARY PUBLIC

My Commission Expires:

4-30-04

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $23600.00

AFFIANT

Sworn to and subscribed before me, this 24th day of August, 2001.

NOTARY PUBLIC

My Commission Expires:

4-30-04