This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 02/03/04 14:51 3pgs
Fees:18.00 Taxes:673.40
20040203-0013121

ADDRESS NEW OWNER:

Kelly L. Baltz
343 Normandy Circle
Nashville, TN 37209

SEND TAX BILL:

America's Wholesale Lender
750 Old Hickory Blvd., #180
Brentwood, TN 37027

MORTGAGEE:

America's Wholesale Lender
750 Old Hickory Blvd., #180
Brentwood, TN 37027

MAP AND PARCEL:
MAP 104-1-B
PARCEL 35 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shane J. Hawkins and wife, F. Elizabeth Hawkins**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Kelly L. Baltz**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 343 on Lot No. 38 of the Normandy Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Normandy Place Condominiums, of record under Instrument No. 20020214-0019862, and First Amendment of record under Instrument No. 20020523-0063131, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Normandy Place Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20020214-0019862 and as shown as Exhibit "A" on the First Amendment to Master Deed of record under Instrument No. 2002523-0063131, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Shane J. Hawkins and F. Elizabeth Hawkins, husband and wife, by deed from Normandy Place, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20021028-131477, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and taxes for subsequent years; the plan of record as shown on Exhibit "E" to the Master Deed in Document No. 20020214-0019862, with Owner's Certificate said Register's Office, which plan shows minimum building setback lines and easements and to which Plan

reference is hereby made for a more complete description; the provisions of the condominium Master Deed of record in Document No. 20020214-0019862, amended in Document No. 20020523-0063131, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provision of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, and other matters, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 343 Normandy Circle, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 2nd day of February, 2004.

Shane J. Hawkins

F. Elizabeth Hawkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Shane J. Hawkins and F. Elizabeth Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 2nd day of February, 2004.

Notary Public

My Commission Expires:

JEANNE BOWLING GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $182,000.00.

Jennifer McDowell
AFFIANT

Subscribed and sworn to before me
this 2nd day of February, 2004.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires JULY 21, 200[illegible]