File Box 248

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/06 08:09 2 pgs
Fees:13.00 Taxes:1069.30

20060607-0067102

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 489,000.00

Richard P. Crook

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2006

NOTARY PUBLIC Amy C. Waddell
Notary Public
AT LARGE

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

NOTARY PUBLIC AMY C. WADDELL WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Crook (NAME)	Pinnacle National Bank (NAME)	MAP 171-040-A-0
5200 Almadale Circle (ADDRESS)	211 Commerce Street, Ste. 300 (ADDRESS)	PARCEL 33.00 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Thomas Baugh, III and wife, Amy Carroll Baugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Crook

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 33, on the Plan of Section One, Brownstone, of record in Plat Book 9700, Page 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John Thomas Baugh, III by deed from Pulte Homes Tennessee Limited Partnership, dated December 30, 1998, of record in Book 11284, Page 888, Register's Office, Davidson County, Tennessee.

NOTE: John Thomas Baugh, III is one and the same person as John Thomas Baugh John T. Baugh, III and John T. Baugh.

NOTE: Amy Carroll Baugh joins in this conveyance to convey any and all interest in said property.

This is the same description as in previous deed of record.

This conveyance is subject to 2006 taxes, prorated and assumed by the Grantee; all maters of record in Plat Book 9700, pages 496 & 497; to Declaration of Covenants, Conditions, and Restrictions of record in Book 10658, Page 956; Storm Water Detention of record in Book 10951, page 689, Register's Office,

CONTINUED

unimproved ( )
This is improved (X) property, known as 5200 Almadale Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 5th day of June, 2006

John Thomas Baugh, III

John Thomas Baugh, III
Amy Carroll Baugh
By: Amy Carroll Baugh by John Thomas Baugh, III
John Thomas Baugh, III, Attorney-in-fact

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 John Thomas Baugh, III

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 5th day of June 2006.

Commission expires November 24, 2007

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared John Thomas Baugh, III and with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the the Attorney-in-fact of Amy Carroll Baugh and the within named bargainor, and that he as such Attorney-in-fact being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing as such Attorney-in-fact.

Witness my hand and official seal at office at Brentwood, Tennessee this 5th day of June 2006.

My commission expires November 24, 2007

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee; subject to the assessment of homeowners association fees, if any.