THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25608-06-2006** file Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $634,900.00. Affiant Subscribed and sworn to before me this 6th day of July, 2006. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/11/06 13:51 2 pgs
Fees:13.00 Taxes:2349.13
20060711-0083245

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert Henry, Traci Henry 2820 Kenway Road Nashville, TN 37215	~~New Owners~~ Countrywide Home Loans 801 Crescent Center#510 Franklin, TN 37067	Map No.117.13-0 Parcel No. 132.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Valli Fishburn Baldwin**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~**Robert Henry**~~ *and wife, **Traci Henry** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*Robert S. Henry

This is improved property located at 2820 Kenway Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2006.

Valli Fishburn Baldwin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Valli Fishburn Baldwin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Resubdivision of Lots 81 and 82 Woodmont Estates, as of record in Plat Book 8250, page 114, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David Mathias Baldwin and wife, Valli Fishburn Baldwin by Deed dated April 07, 1993 from Adex Corporation, a Tennessee corporation of record in Book 8913, page 594, Register's Office for Davidson County, Tennessee. David Mathias Baldwin and Valli Fishburn Baldwin have since been divorced by Final Decree in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 99D17. David Mathias Baldwin has conveyed his interest in said property Valli Camille Baldwin by Quitclaim Deed of record in Book 11677, page 247, Register's Office for Davidson County, Tennessee. Valli Fishburn Baldwin and Valli Camille Baldwin are one and the same person.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 8250, page 114, Register's Office for Davidson County, Tennessee.