WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28 DAY OF JULY, 2006.

NOTARY PUBLIC

MY COMMISION EXPIRES 3/15/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/01/06 15:23 2 pgs
Fees:13.00 Taxes:1912.90
20060801-0093574

AUTHENTICATED NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC MADISON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Baldmen Investment Group, LLC	new owners	**34--1-58**
909 Meadowlark Lane		
Goodlettsville, TN 37072		

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Kingsbury Family Partnership, L.P.,

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

Baldmen Investment Group, LLC,

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

LAND in Davidson County, Tennessee, being Lot No. 69 on the Plan of Echo Meadows. as of record in Book 2331, page 64, Register's Office for said County.

Being the same property conveyed to The Kingsbury Family Partnership, L.P. by Quitclaim Deed from Robert W. and Diana L. Kingsbury, dated 10/12/01 and filed for record 10/15/01 in Instrument No. 20011015-0111939, Register's Office for Davidson County, Tennessee.

See also Quitclaim Deed in Book 9033, page 87, and Book 8130, page 187, and Warranty Deed in Book 7152, page 319, said Register's Office.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All All matters on the Plan of Record in Plat Book 2331, page 64, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

( ) Improved
This ( ) Unimproved property is known as: **909 Meadowlark Lane Goodlettsville, TN 37072**

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 not 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 ever 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 28th day of **July, 2006** .

The Kingsbury Family Partnership, L.P., by

Robert W. Kingsbury Partner
Robert W. Kingsbury

Diana L. Kingsbury Partner
Diana L. Kingsbury

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Robert W. Kingsbury and Diana L. Kingsbury**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself/herself** to be a partner(s) of **The Kingsbury Family Partnership, L.P.,** the within name bargainor, a partnership, and that **they**, as such partner(s), executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by **himself/herself,** as partner(s).

This 28th **day of July, 2006.**

T. Garrison
Notary Public

My Commission Expires: 3-3-10

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY