THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215 BOX 10-A	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 472,000.00. Alison L Russell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2006. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 19, 2010

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Coxe	SunTrust Mortgage	MAP 131-06-O-C
81 Ravenwood Hills Circle	201 - 4th Avenue North 7th Floor	PARCEL 060
Nashville, TN	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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, **Mark A. Baugh and wife, Nancy A. Vincent-Baugh**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David R. Coxe, unmarried**

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:

Land in Davidson County, Tennessee, being lot No. 99 on the Revised Plan of Burton Hills Village of Ravenwood Tract 20, of record in Book 6900, page 363, as amended in Book 7436, page 789, Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mark A. Baugh and wife, Nancy A. Vincent-Baugh by Deed from The Community Bank in Book 11407 Page 503 said Registers Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictive Covenants of record in Book 6326, page 588, amended in Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778,page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188 and Book 9882, page 733; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record of record in Book 6900, page 363, as amended by Declaration of record in Book 7436, page 789; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **81 Ravenwood Hills Circle, Nashville, TN 37215.**

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 hands this the 24th day of August, 2006.

M. Baugh

Mark A. Baugh

Nancy A. Vincent-Baugh by Mark A. Baugh Atty in fact.

Nancy A. Vincent-Baugh by Mark A. Baugh, Attorney in Fact

Davidson County DEEDWARR
Recvd: 08/28/06 10:55 2 pgs
Fees:13.00 Taxes:1746.40

20060828-0105869

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark A. Baugh** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2006.

My Commission expires 5/24/08

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Dvidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark A. Baugh** 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 on behalf of **Nancy A. Vincent-Baugh**, as her Attorney in Fact, as the free act and deed of the within named **Nancy A. Vincent-Baugh**.

Witness my hand and official seal this the 24th day of August, 2006.

My Commission expires 5/24/08

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN