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OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 11/20/06 10:20 2 pgs
Fees:13.00 Taxes:1406.00

20061120-0143558

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2006

NOTARY PUBLIC

My Commission expires: 04/22/09

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JEFFREY R. BALDING and KIMBERLY A. BALDING	Cumberland Bank Mortgage	Map:129-10-39 Parcel:
(NAME) 6616 Ellesmere Road	(NAME) 810 Crescent Centre Dr.	Map: Parcel:
(ADDRESS) Nashville, TN 37205	Suite 320 (ADDRESS) Franklin, TN 37067	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 06110033

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROSEMARY PLORIN (formerly known as Rosemary Walsh) and WAYNE C. PLORIN , husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JEFFREY R. BALDING and wife, KIMBERLY A. BALDING

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled West Meade Park, Section 3, of record in Plat Book 3300, page(s) 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROSEMARY WALSH, A SINGLE PERSON, by deed from PRESTON PERKERSON AND WIFE, ANDREA W. PERKERSON, of record in Book 11710, page 692, dated October 14, 1999, said Register's Office.

WAYNE C. PLORIN, HUSBAND OF ROSEMARY WALSH PLORIN, JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY ANY INTEREST IN SUBJECT PROPERTY, MARITAL OR OTHERWISE.

This is improved property known as 6616 ELLESMERE ROAD, Nashville, Tennessee 37205

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of November, 2006

ROSEMARY PLORIN (formerly known as Rosemary Walsh)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROSEMARY PLORIN (formerly known as Rosemary Walsh) the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of November, 2006.

NOTARY PUBLIC

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11-25-06

My Commission Expires NOV. 25, 2006

WAYNE C. PLORIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WAYNE C. PLORIN the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of November, 2006.

NOTARY PUBLIC

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11-25-06

My Commission Expires NOV. 25, 2006