WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/07 12:01 2 pgs
Fees:13.00 Taxes:447.70

20070604-0066013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2007

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~04/24/08~~ 05/03/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carla Y. Baron	SunTrust Mortgage, Inc.	Map 84
112 McGavock Pike	201 Fourth Ave. N. 7th Floor	Group 16
Nashville, TN 37214	Nashville, TN 37219	Parcel 5

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

Bennie Ann Simoni, Devisee and Thomas Lee Baldwin, Devisee and Jane Pharris, Devisee and Charlene Hall, Heir and Johnny Rutherford, Heir of the Estate of Charlotte C. Baldwin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carla Y. Baron and husband, Gary H. Baron
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 The 3rd Civil District of Davidson County, Tennessee, being lot No. 2 on the Plan of Nicholhurst Subdivision, not of record, described according to a survey made by S.E. Davis, Surveyor, November 26, 1945, as follows: Beginning on the westerly margin of McGavock Pike at a point 100 feet north of the northerly margin of Selma Avenue being the corner of Lots Nos. 2 and 3; thence with the westerly margin of said Pike northwardly 100 feet to the corner of Lots Nos. 1 and 2 thence with the line between said two lots westwardly 250 feet to the easterly line of Lot No. 26; thence with said line southwardly 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 250 feet to the beginning.
There is INCLUDED BUT EXCLUDED from the above described property a strip of land from station 88-04 to Station 90-04, average width 8 feet, extending 25 feet on the left of the center line. Length 100 feet, acreage 0.018, conveyed to Davidson County, Tennessee.

Being the same property conveyed to John S. Baldwin and wife, Charlotte C. Baldwin by deed from Thomas E. Denson and wife, Betty H. Denson, of record in Book 2910, Page 287, recorded June 15, 1959 said Register's Office. The said John S. Baldwin having predeceased Charlotte C. Baldwin. The said Charlotte C. Baldwin died and devised the property by Will to Bennie Ann Simoni, Thomas Lee Baldwin, Alice Faye Perry and Jane Pharris. See Will of record in File No. 06P877 in Probate Court of Davidson County, Tennessee. The said Alice Faye Perry died intestate on May 30, 2005 and predeceased Charlotte C. Baldwin, leaving as her sole heirs Charlene Hall and Johnny Rutherford.

This conveyance is subject to Restrictive Covenants of record in Book 1535, Page 180, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2910, Page 287, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 112 McGavock Pike, Nashville, TN 37214

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 1st day of June, 2007.

Charlotte Clark Baldwin Estate

BY: _____
Bennie Ann Simoni, Devisee

BY: _____
Thomas Lee Baldwin, Devisee

BY: _____
Jane Pharris, Devisee

BY: _____
Charlene Hall, Heir

BY: _____
Johnny Rutherford, Heir

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 Bennie Ann Simoni, Thomas Lee Baldwin, Jane Pharris, Charlene Hall, and Johnny Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 2007.

My Commission Expires: 01/24/09

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.