WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $300,000.00

Affiant

Subscribed and Sworn to me, this 30th day of July, 2007

Notary Public

My commission expires: 11/14/09

LAURI A. BEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/07/07 12:47 2 pgs
Fees:13.00 Taxes:1110.00
20070807-0094249

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
James A. Baumgarten 316 Fielding Crest Brentwood, TN 37027	Fifth Third Mortgage Company 336 Main Street Franklin, TN 37064	Map 172-10A Parcel 152CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Cody Allison and wife, Melanie M. Allison,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James A. Baumgarten and wife, Lori T. Baumgarten,** hereinafter called the Grantee(s), 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. 152 on the Plan of Copperfield Revised, as of record in Plat Book 6900, pages 555-559, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cody Allison and wife, Melanie Allison by deed dated 8/12/04 from Mark Heaton and wife, Kathy Heaton of record in Instrument No. 20040817-0099354, Register's Office for Davidson County, Tennessee.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 316 Fielding Crest, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 30th day of July, 2007.

Cody Allison

Melanie M. Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cody Allison, Melanie M. Allison** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2007.

Laura A. Beasley
Notary Public

My Commission Expires: 11/14/09

