FILE NO. SP45491
FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/07 12:40 2 pgs
Fees:13.00 Taxes:649.35

20071015-0122024

G-VR-07-109

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF October, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-2[illegible]2008

(AFFIX SEAL)

NET S. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thawnanrat Owen ET AL	SunTrust Bank	
109 Lindsley Park Drive	(NAME) 201 Fourth Avenue, North 7th Floor	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	83-9-462.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KIMBERLY A. BAUM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THAWNANRAT OWEN,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *and daughter, Nannapas Sittattaporndech as Joint Tenants with right of survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY PART OF LOT NO. 10 ON THE MAP OF LINDSLEY PARK ADDITION AS SET OUT IN BOOK 547, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF LINDSLEY PARK DRIVE, FORMERLY HELEN STREET, 208.3 FEET NORTH OF THE NORTHERLY MARGIN OF HOLLY STREET; THENCE IN AN EASTERLY DIRECTION 178.4 FEET TO A POINT 227.0 FEET FROM THE NORTH MARGIN OF HOLLY STREET; THENCE NORTHWARDLY WITH THE EASTERLY LINE OF LOT NO. 10, 80.0 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTWARDLY ALONG SAID ALLEY 65.0 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 20.0 FEET TO A STAKE; THENCE IN A WESTERLY DIRECTION 154.0 FEET TO THE EASTERLY MARGIN OF LINDSLEY PARK DRIVE; THENCE SOUTHWARDLY WITH THE EASTERLY MARGIN OF SAID DRIVE 57.2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY A. BAUM, UNMARRIED BY WARRANTY DEED FROM EQUITY SOLUTIONS, L.P., RECORDED ON THE 17TH DAY OF OCTOBER, 1997 IN BOOK 10649, PAGE 215, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 109 Lindsley Park Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of October, 2007.

Kimberly A. Baum

STATE OF ~~Tennessee~~ California
COUNTY OF ~~Davidson~~ Los Angeles

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

Witness my hand and official seal, this the 10th day of October, 2007.

Notary Public

My Commission Expires: JUNE 20, 2010

(SEAL)

TONY NAVARRO
Commission # 1676685
Notary Public - California
Los Angeles County
My Comm. Expires Jun 20, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903