Davidson County DEEDWARR
Recvd: 03/20/08 11:26 2 pgs
Fees:13.00 Taxes:1591.00
20080320-0028260

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Lewis Hooper and wife,
Margaret Hooper

NEW OWNERS:
David F. Baldwin and wife,
Sara Baldwin
9563 Highway 96
Franklin, Tenn. 37064

MAP: 178

PARCEL: 36

SEND TAX BILLS TO: ~~SAME~~ GMAC Mortgage, LLC
P.O. Box 56 97 80
Dallas, Texas 75356 Attention: Tax Department

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Lewis Hooper and wife, Margaret Hooper, Grantors herein; have bargained and sold and by these presents do convey unto David F. Baldwin and wife, Sara Baldwin, Grantees herein, their heirs and assigns, the following described property:

> LAND in the 9th Civil District of Davidson County, Tennessee, on the west side of Tennessee Highway No. 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26th, 1970, and being more particularly described as follows: Beginning at a point at the intersection of the westerly margin of Tennessee Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded at page 242 of Book 548 in the Register's Office of Davidson County; thence in a southwesterly direction with Maggie B. Allison's northerly boundary and with the meanders of a fence south 54 ½ deg. west 1058.2 feet to the center of East Fork Creek; thence in a northerly direction with the meanders of the center line of East Fork Creek north 21 deg. 41' west 299 feet; thence leaving East Fork Creek in an easterly direction parallel to Allison's northerly boundary north 54 ½ deg. east 912.2 feet to a point in the westerly margin of Highway No. 96; thence with the westerly margin of Highway No. 96 in a southeasterly direction with a curve to the left, the said curve having a cord of south 49 deg. 54' east 299.8 feet, a length of three hundred feet to the point of beginning, containing 6 ½ acres more or less.
>
> AND BEING the same land conveyed to Lewis Hooper and wife, Margaret Hooper, by deed from William B. Hogan and Jonathan B. Hogan and Martha Estlee Hogan Lewis and June Carroll Hogan Williamson, of record in Book 11495, page 619, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2008 Davidson County land taxes which have been prorated and payment of which is assumed by grantees herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right

to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 13 day of March 13, 2008.

Lewis Hooper
LEWIS HOOPER

Margaret Hooper
MARGARET HOOPER

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, LEWIS HOOPER and wife, MARGARET HOOPER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 13th day of March, 2008.

Sam M. Balthrop
NOTARY PUBLIC

My commission expires: 12-13-10

SAM M. BALTHROP STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Sam M. Balthrop, agent
Grantee

SWORN to and subscribed before me

this the 13th day of March, 2008.

Patsy J. Wilson
NOTARY PUBLIC

My commission expires: 12-13-10

PATSY J. WILSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.