THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27559-03-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $622,000.00. Cheryl D. Baird Affiant Subscribed and sworn to before me this 21st day of April, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Ronald O. Baird Cheryl D. Baird 413 Prestwick Court Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104140H055.00CO

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 of which is hereby acknowledged, **John Lee, Married** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald O. Baird and wife, Cheryl D. Baird** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Deborah Sue Lee, wife of John Lee, hereby joins in the execution of this instrument to convey any and all marital interest she may have in the subject property.

This is improved property located at 413 Prestwick Court, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of April, 2008.

John Lee

Deborah Sue Lee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Lee**, * with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

*and Deborah Sue Lee

Witness my hand, at office, this 21st day of April, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 04/25/08 14:55 2 pgs
Fees:13.00 Taxes:2301.40

20080425-0042550

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of (Revised) Whitworth, Phase 3, Section 2, as of record in Plat Book 7900, page 969, corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John Lee by Special Warranty Deed dated September 3, 2004 from Evans M. Clements, Jr., Executor of the Estate of Jane C. McMackin of record in Instrument No. 20040909-0109127, Register's Office for Davidson County, Tennessee. John Lee is also known as John A. Lee, Jr.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Prestwick of record in Book 9567, page 259, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
5. Declaration of Covenants, Conditions and Restrictions for The Fairways at Richland of record in Book 9567, page 301, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
6. By-Laws of Prestwick, of record in Instrument No. 20000509-0047159 and Instrument No. 20020723-0088620, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to SWMA Association of record in Book 10053, page 692, Register's Office for Davidson County, Tennessee.
8. Amendment to Charter of Incorporation of Whitworth Phase III Homeowner's Association of record in Book 10428, page 795, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 7900, page 969, corrected in Book 10270, page 34, Register's Office for Davidson County, Tennessee.
10. Easement for sewer of record in Book 3467, page 204 and Book 3573, page 442, Register's Office for Davidson County, Tennessee.
11. Easement for Deed of Easement of record in Book 9567, page 691, Register's Office for Davidson County, Tennessee.
12. Easement Agreement of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.
13. Designation and Agreement of Declarant recorded in Book 9582, page 868, Register's Office for Davidson County, Tennessee.