This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nick Baumhardt
249 Burgandy Hill Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America
9000 Southside Blvd
Jacksonville, FL 32256

MAP 172-12A
GROUP
PARCEL 136CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tammy Lynn Holmes, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Nicolas A. Baumhardt, unmarried and Patricia E. Brock, unmarried**, 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 Davidson County, Tennessee, being Lot No. 92 on the Plan of Section Nine, Bradford Hills, of record in Plat Book 7900, page 414 and Boundary Plat of record in Plat Book 7900, page 6, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammy Lynn Holmes, married by deed from Charles P. Holmes, an unmarried person dated February 27, 2003 of record in Instrument no. 20030307-0030690, Register's Office for Davidson County, Tennessee.

Raymond Parisi, spouse of Tammy Lynn Holmes, joins in this instrument for the purposes of conveying any and all interests he may have; especially his marital rights.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **249 Burgandy Hill Road, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

Davidson County DEEDWARR
Recvd: 05/23/08 14:35 2 pgs
Fees:13.00 Taxes:795.50
20080523-0053153

WITNESS my hand this the **20th** day of **May, 2008.**

Tammy Lynn Holmes

Raymond Parisi Raymond Parisi by Tammy Lynn Holmes as Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tammy Lynn Holmes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she furth acknowledged that she is the Attorney in Fact for Raymond Parisi and that as said Attorney in fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Raymond Parisi as his free act and deed..

WITNESS my hand and official seal this 20th day of May, 2008.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 9/15/09

MARK BLAYNEY LEEDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.