Davidson County DEEDWARR
Recvd: 06/11/08 10:24 3 pgs
Fees:18.00 Taxes:1882.09
20080611-0060068

This Instrument Prepared By:
New Life International
103 Continental Place, Suite 200
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
New Life International 103 Continental Place, Suite 200 Brentwood, Tennessee 37027	SAME	03401005800

WARRANTY DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, BALDMEN INVESTMENT GROUP LLC (hereinafter referred to as "Grantor"), has bargained and sold, and by these presents does transfer and convey unto New Life International (hereinafter referred to as "Grantee"), its successors and assigns, the following described real property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County.
>
> Said Lot No. 69 fronts 115 feet on the westerly side of Meadow Lark Lane and runs back between lines, 378 feet on the northerly line and 340.5 feet on the southerly line, to a dead line in the rear of which it measures 149 feet.
>
> Being the same property conveyed to Baldmen Investment Group, LLC by warranty deed from The Kingsbury Family Partnership, L.P. of record in Instrument No. 20060801-0093574, Register's Office for Davidson County, Tennessee.
>
> The street address of the Property is known as: 909 Meadow Lark Lane, Goodlettsville, Tennessee 37072.

Grantor states, represents, warrants and covenants that it does hereby absolutely transfer, assign and convey unto Grantee, its successors and assigns, all of the right, title and interest in and to the real property described above, together with all improvements thereon, the appurtenances, estate, title and interest thereto belonging to Grantor. Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, but for that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement in favor of Grantee, of record in Instrument Number 20060801-0093575, Register's Office for Davidson County, Tennessee ("Deed of Trust"), unpaid real estate taxes, and easements and restrictions that are of record. Grantor further covenants and

binds itself, its successor and assigns, to warrant and forever defend the title to the above-described property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed is an absolute conveyance, the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited and subject to the warranties and covenants hereinabove set forth, being the waiver of the debt obligations secured by that certain Promissory Note and Deed of Trust executed by Baldmen Investment Group LLC to New Life International, as secured party, dated the 28th day of July, 2006. Grantor waives all available redemption and cure rights, and it acknowledges that fair and adequate consideration has been given for the waiver of all redemption and cure rights permitted by law.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between the Grantor and Grantee with respect to the above described real property and all documents supporting same of even date.

Grantor, with the Grantee's express concurrence, states that it is its intention that the fee interest granted by this deed, together with all improvements and appurtenances, and the lien of the Deed of Trust in favor of Grantee, its successors and assigns, shall not merge. The real property conveyed by this deed, together with all improvements and appurtenances, shall remain subject to the Deed of Trust, and the Deed of Trust shall remain in full force and effect until released of record.

TO HAVE AND TO HOLD said tract of land, together with all appurtances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto on this the 10 day of June, 2008.

Baldmen Investment Group LLC:

By: _____

Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $508,673.97.

Affiant

Sworn to and subscribed before me on this the 10 day of June, 2008.

Notary

My commission expires: 05/02/09

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a notary public in and for said County and State, personally appeared John S. Carnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (title) of Baldmen Investment Group LLC, a Tennessee limited liability company, the within named bargainor, and that as such Chief Manager (title), and being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager (title).

Witness my hand and official seal in Franklin, Tennessee, this 10 day of June, 2008.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009