WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 15:09 2 pgs
Fees:13.00 Taxes:566.10

20080701-0067982

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,000.00**

Affiant

Subscribed and sworn to before me, this 30th day of June, 2008

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Kaleta	SunTrust Mortgage Inc.	073-07-
(NAME)	(NAME)	(MAP)
2400 Kimberly Drive	P. O. Box 79041	004.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Baltimore, MD 212790041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Glenn Miles Baun, Jr., Successor Trustee of the Glenn Miles Baun Revocable Trust U/T/A dated May 11, 1999, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Richard Kaleta, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 463, on the Plan of Section Six, Sunset View, of record in Plat Book 2900, page 55, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Glenn M. Baun and wife, Lena V. Baun, by deed from Michael C. Cummings and wife, Darralyn H. Cummings, of record in Book 6641, page 785, Register's Office for Davidson County, TN. The said Lena V. Baun having since died. The property was further conveyed to Glenn Miles Baun, Trustee of the Glenn Miles Baun Revocable Trust U/T/A dated May 11, 1999, by Quitclaim Deed from Glenn Miles Baun (being the same person as Glenn M. Baun), of record in Book 11565, page 614, said Register's Office. The said Glenn Miles Baun having since resigned as Trustee, and appointed Glenn M. Baun, Jr. as Successor Trustee by Instrument dated January 30, 2007, of record in Instrument No. 20070205-0014966, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; the Plan, with Owner's Certificate, of record in Book 2900, page 54 and 55, said Register's Office, which plan shows 80 foot minimum building setback line from Kimberly Road and a 10 foot easement for public utility purposes along with rear lines of said lot.

This is ( ) unimproved (X) improved property, know as: 2400 Kimberly Drive, Nashville, Tennessee 37214

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 30th day of June, 2008.

Glenn M. Baun Jr

Glenn Miles Baun Jr. Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Glenn Miles Baun, Jr., Successor Trustee of the Glenn Miles Baun Revocable Trust, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of the Glenn Miles Baun, Jr., Trust, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Glenn Miles Baun, Jr. Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 17th day of December, 2007.

Jon Wells

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My commission expires 7/5/2011