Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2008.

Notary Public
My commission expires: 05/03/2010

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 07/09/08 12:57 2 pgs
Fees:13.00 Taxes:240.50

20080709-0070564

15-0806-151462

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Baird 927 St. Andrews Blvd Naples, FL 39113	New Owner	044-11-0-A 403.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillip R. Kellerman and wife, Darlene C. Kellerman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert M. Baird and wife, Susan S. Baird, hereinafter called the Grantees, their successors 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 Unit No. D-3 of the Lakeside Retirement Village Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Lakeside Retirement Village Condominiums, of record in Book 7977, Page 92, and re-recorded in Book 8164, Page 151, Register's Office for said County, including without limitation the By-Laws appended thereto, of record in Book 7977, Page 111, re-recorded in Book 8161, Page 171, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Lakeside Retirement Village Condominiums, as shown on Exhibit "A" to the Master Deed, of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Phillip R. Kellerman and Darlene C. Kellerman, husband and wife by deed from Stephen M. Pusey and Gail V. Pusey, husband and wife, dated October 30, 1998, recorded November 3, 1998, of record in Book 11186, Page 213, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 511 Jones Street, D#3, Old Hickory, TN 37138

This instrument is being executed pursuant to a Power of Attorney from Phillip R. Kellerman to Timothy Kellerman, recorded January 7, 2008, of record in Instrument No. 20080107-0001808 in the aforesaid Register's Office; and a Power of Attorney from Darlene C. Kellerman to Timothy Kellerman recorded simultaneously herewith.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 2nd day of July, 2008.

Phillip R. Kellerman
by Timothy Kellerman, his attorney in fact
by Timothy Kellerman, his attorney in fact

Darlene C. Kellerman
by Timothy Kellerman, her attorney in fact
by Timothy Kellerman, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2008, personally appeared before me, the undersigned, a notary public for said county and state, Timothy Kellerman, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the attorney in fact for Phillip R. Kellerman and Darlene C. Kellerman and that he is authorized by Phillip R. Kellerman and Darlene C. Kellerman to execute this instrument on their behalf.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My commission expires: 05/03/2010