Realty Title Box 48A

Davidson County DEEDWARR
Recvd: 10/31/08 15:04 2 pgs
Fees:13.00 Taxes:1156.25
20081031-0108886

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $312,500.00

Affiant

Subscribed and sworn to before me this 27th day of October, 2008.

Notary Public
My commission expires: 2/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0810-35662

Address of New Owner:	Send Tax Bills to:	Tax-Information
Andrea Phillips Baird 4703 Utah Avenue Nashville, Tn 37209	New Owner	103-03-0-226

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, **Clyde R. Tant and Teresa Tant, comprising all the Members of Graymont Partners, LLC**, a Georgia limited liability company, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Andrea Phillips 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 Lot No. 2, Block 10, on the Plan of Sylvan Park, of record in Book 332, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Graymont Partners, LLC, a Georgia limited liability company, by deed from Robert Neil Johnson, Executor of the Estate of Mary Lou Tant Green, dated 12-19-0-7, recorded 12-27-07, of record in Instrument No. 20071227-0147660, Register's Office for Davidson County, Tennessee. Mary Lou Tant Green died, testate, in June, 2007. Her Estate is being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 07P-1085. By Last Will and Testament of Mary Lou Tant Green, she authorized her Executor to sell all real property she owned at the time of her death.

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 4703 Utah Avenue, Nashville, TN 37209

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. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its 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 21st day of October, 2008.

Graymont Partners, LLC

By: Clyde R. Tant
Clyde R. Tant, Member

Graymont Partners, LLC

By: Teresa Tant, Member
Teresa Tant, Member

State Of Georgia
County Of Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clyde R. Tant and Teresa Tant, comprising all the Members of Graymont Partners, LLC, a Georgia limited liability company, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are all the Members of Graymont Partners, LLC, a Georgia limited liability company, the within named bargainor, and that they are authorized by Graymont Partners, LLC, a Georgia limited liability company to execute this instrument on its behalf.

Witness my hand in Grayson, GA, this 21st day of October, 2008.

Barbara S. Hamlin
Notary Public

BARBARA S. HAMLIN
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMMISSION EXPIRES
APRIL
17
2012

My Commission expires
4-17-2012