THIS INSTRUMENT PREPARED BY

Sterling Title Services

215 Ward Circle, Suite 101

Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/05/08 10:04 3 pgs
Fees:18.00 Taxes:255.30
20081105-0109930

Address New Owner(s)
Connie S. Qualls
4847 Gillespie Drive
Antioch, TN 37013

Sent Tax Bill TO
Wells Fargo Bank, N.A.
PO Box 5137
Des Moines, IA 50306-5137

Map & Parcel Nos.:
148 14 0 302.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 30 **day of** October, 2006, by and between **Thomas L. Baldassarre**, married man, party of the first part, and **Connie S. Qualls**, unmarried woman, party of the second part,

WITNESSETH: That for and in consideration of **SIXTY NINE THOUSAND AND 00/100 DOLLARS ($69,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch, County of Davidson, State of Tennessee:

Property located in Davidson County, Tennessee, to-wit:

Lot Number 91A on the Plan of Haywood Forest Subdivision Section 3, of record in Plat Book 5800, Page 285, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas L. Baldassarre from Secretary of Veterans Affairs by deed dated September 6, 2007, of record in Instrument No. 20070927-0115231 in the records for Davidson County, TN.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Thomas L. Baldassarre

Thomas L. Baldassarre

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas L. Baldassarre** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30 **day of** October, 2008.

My commission expires: 5/2/2011

Notary Public

Keri Duncan State of Tennessee Notary Public Davidson County

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $69,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30 **day of** October, 2008

5/2/2011

Keri Duncan State of Tennessee Notary Public Davidson County

PROPERTY ADDRESS:
4847 Gillespie Drive
Antioch, TN 37013

CERTIFICATE OF AUTHENTICITY

I, **MANDY ALSUP**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, **WENDY L. LOCKE**, a notary public for this county and state **MANDY ALSUP**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

My Commission Expires: 6-27-2011

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