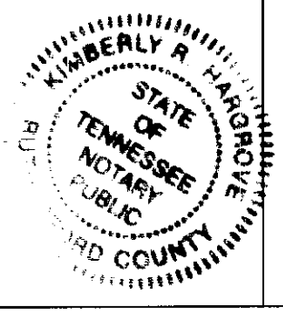
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2008

Notary Public:

MY COMMISSION EXPIRES: 6-18-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Monica L. Baugh	Realty Mortgage Corp.	Parcel ID:
5032 Trailwater Drive	7000 Executive Center Drive, #200	17602003000
Antioch, TN 37013	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ericka L. Todd, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Monica L. Baugh and husband, Keith A. Baugh
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 252, on the Plan of Peppertree Forest, Section 15, of record in Plat Book 7900, Page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ericka L. Todd, unmarried, by deed from Adalberto Cruz and wife, Maria Cruz, of record in Instrument 20070807-0093918, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7982, Page 736, amended in Book 8757, Page 607; Book 9004, Page 514; Book 9036, Page 719; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 9664, Page 162; and Book 8757, Page 623, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 7900, Page 574, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5032 Trailwater Drive, Antioch, TN 37013

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 hand this 31st day of October, 2008.

Ericka L. Todd

Davidson County DEEDWARR
Recvd: 11/06/08 15:46 2 pgs
Fees:13.00 Taxes:499.13

20081106-0110703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ericka L. Todd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2008.

My Commission Expires: 3/7/11

Notary Public

