Return to: First Title and Escrow Company, Inc.
File number: 28183 Box 9B

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF DECEMBER, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02866 BALTZ

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Kevin Baltz	~~Same~~ Provident Funding	11608000800
3505 Woodmont Lane	1101 Kermit Drive #607	
Nashville, TN 37215	Nashville, TN 37217	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES M. ADCOX III, AND WIFE, ALEXIS J. ADCOX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KEVIN BALTZ, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3505 Woodmont Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 31st day of December, 2008.

James M. Adcox III

Alexis J. Adcox

Davidson County DEEDWARR
Recvd: 01/06/09 14:15 2 pgs
Fees:13.00 Taxes:1591.00
20090106-0001342

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES M. ADCOX III AND ALEXIS J. ADCOX, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of December, 2008.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 60 FEET OF LOT NO. 3 AND THE NORTH 20 FEET OF LOT NO. 4 OF BLOCK "B" ON THE MAP OF WOODMONT LANE HOMESITES, OF RECORD IN BOOK 1130, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 80 FEET ON THE WESTERLY SIDE OF WOODMONT LANE AND RUN BACK BETWEEN LINES 186.6 FEET, MORE OR LESS, ON THE NORTH LINE OF PART OF LOT NO. 3, AND 190 FEET, MORE OR LESS, ON THE SOUTH LINE OF PART OF LOT NO. 4 TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES M. ADCOX, III AND WIFE, ALEXIS J. ADCOX BY WARRANTY DEED FROM ROBERT B. INNES AND WIFE, SHARON M. INNES, RECORDED ON THE 15TH DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030115-0006703, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.