THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28265-12-2008**	The actual consideration or value, whichever is greater, for this transfer is: $240,550.00. Affiant Subscribed and sworn to before me this 13th day of January, 2009. Notary Public My Commission Expires: 9/3/12 MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca S. Hobson 3409 Pleasant Valley Road Nashville, TN	~~New Owner~~ Regions Bank d/b/a Regions Mtg 2050 Parkway Office Circle Birmingham, AL. 35244	Map and Parcel No.: 11810011500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin C. Baltz**, unmarried("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca S. Hobson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* unmarried

This is improved property located at 3409 Pleasant Valley Road, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of January, 2009.

Kevin C. Baltz

Kevin C. Baltz

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kevin C. Baltz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

Davidson County DEEDWARR
Recvd: 01/15/09 12:35 2 pgs
Fees:13.00 Taxes:890.04

20090115-0003897

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Pleasant Valley Subdivision as of record in Plat Book 1424, page 63, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin C. Baltz by deed dated April 11, 2003 from Christopher R. Peck and wife, Kara Fowler Peck, of record in Instrument No. 20030417-0051571, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3921, page 555, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, page 63, Register's Office for Davidson County, Tennessee.