Davidson County DEEDWARR
Recvd: 02/09/09 11:26 2 pgs
Fees:13.00 Taxes:573.50

20090209-0011042

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 6th day of February, 2009

Notary Public
My commission expires: 06/23/10

06-0901-73372

Address of New Owner:	Send Tax Bills to:	Tax Information
Joe M. Baldwin 436 Hunter Place Hermitage TN 37076	NEW OWNER	64-12-0-A-436.00

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, Edythe A. Kelley, individually and as Trustee under Trust Agreement dated August 21, A.D., 1992 for Edythe A. Kelley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joe M. Baldwin and Celia E. Baldwin, husband and wife, 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 Unit No. 436, on the Plan of Fox Run Condominiums, Second Revision - Part of Section 2 and First Revision - Part of Section 1, as established by the Master Deed of record in Book 5535, Page 713, corrected in Book 5895, Page 516, amended in Book 5936, Page 301, amended in Book 6370, Page 817, and amended in Book 8510, Page 95; said plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edythe A. Kelley, a married woman by Quitclaim Deed from John Kelley and wife, Edythe Kelley, dated August 21, 1992, recorded April 12, 1993, of record in Book 8913, Page 577, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Edythe A. Kelley, as Trustee under Trust Agreement dated August 21, A.D., 1992 for Edythe A. Kelley by Quitclaim Deed from Edythe A. Kelley, a married woman, dated August 21, 1992, recorded April 12, 1993, of record in Book 8913, Page 579, Register's Office for Davidson County, Tennessee.

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 436 Hunter Place, Hermitage, TN 37076

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 6th day of February, 2009.

Edythe A. Kelley, trustee
Edythe A. Kelley, as Trustee under Trust Agreement dated August 21, A.D., 1992 FOR Edythe A. Kelley

Edythe A. Kelley
Edythe A. Kelley, individually

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edythe A. Kelley, individually and as Trustee under Trust Agreement dated August 21, A.D. 1992, FOR Edythe A. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in 4th Houston TX, this 4th day of February, 2009 2009.

Connie Rudloff
Notary Public

My Commission expires: 12/10/2012

CONNIE RUDLOFF
My Commission Expires
December 10, 2012