THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, Tn 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15852

Davidson County DEEDWARR
Recvd: 02/10/09 10:59 2 pgs
Fees:13.00 Taxes:1531.06
20090210-0011502

Property Address:
4028 Brandywine Pointe Blvd, Old Hickory, TN 37138 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thomas Jerrell Sutton and wife, Fern M. Sutton**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Joe M. Baldwin and wife, Celia E Baldwin**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 83, on the Plan of the Re-subdivision of Lots 82 and 83, Phase One, Section 1, Brandywine Pointe, as shown by plat of record in Plat Book 8250, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from Rebecca K Oldham, unmarried, dated July 31, 1996, and recorded August 2, 1996, in the Register's Office for Davidson County, Tennessee, in Book 10142, at Page 550.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 6th day of February, 2009.

Thomas Jerrell Sutton {Seal}

Thomas Jerrell Sutton

Fern M. Sutton {Seal}

Fern M. Sutton

State of TENNESSEE
County of Davidson

On this the 6th day of February, 2009, before me, the undersigned officer, personally appeared Thomas Jerrell Sutton and Fern M Sutton, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SANDRA LARBOAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Sandra L. Larboast

Notary Public

My Commission expires: 3.21.09

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $413,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 6th of February, 2009.

Notary Public

My Commission expires: 10-13-11

KEVIN STEINKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name of Owner and Property Address:
Joe M. Baldwin and Celia E Baldwin
4028 Brandywine Pointe Blvd

Old Hickory, TN 37138

Person Or Entity Responsible For Payment Of Taxes:
Joe M. Baldwin and Celia E Baldwin
4028 Brandywine Point Blvd

Old Hickory, TN 37138

Tax Parcel ID#: 064-03-0-A 013.00 CO