Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May 2009.

Notary Public
My commission expires: 6/27/09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Baldridge	Fifth Third Mortgage	128-100 Par 31
7908 Stallion Drive	5050 Kingsley Dr	
Nashville, TN 37221	Cincinnati, OH 45263	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clive Thomson,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ryan Baldridge and wife, Jennifer Baldridge and Elbert D Baldridge Jr and wife, Hildegard A Baldridge,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Stacy Square, Section 2 of record in Plat Book 4175, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clive Thomson, an unmarried man by deed from Mary K. Evans and husband, Matt D. Evans of record in Instrument Number 20050901-0105241 in the Register's Office for Davidson County, Tennessee, dated August 31, 2005.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 7908 Stallion Drive, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

BILL GARRETT, Davidson County
Trans:T20090033416 DEEDWARR
Recvd: 05/20/09 14:52 2 pgs
Fees:13.00 Taxes:536.50
20090520-0046524

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this the 4th day of May, 2009.

Clive Thomson

Clive Thomson
By Danielle Griggs
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On May 4, 2009, before me personally appeared, Danielle Griggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clive Thomson, and who acknowledged that she executed the same as the free act and deed of Clive Thomson.

Witness my hand and official seal at Franklin, Tennessee, this the 4th day of May, 2009.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/27/09

FILE NO: 2009021138