THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0904055 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $196,500.00. Affiant Subscribed and sworn to before me this 29th day of May, 2009. Notary Public My commission expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090036036 DEEDWARR
Recvd: 06/01/09 15:57 2 pgs
Fees:13.00 Taxes:727.05
20090601-0050379

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Zachary K. Baldwin Meagan R. Baldwin 653 Tobylynn Drive Nashville, TN 37211	SAME	161-06-0-197.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy Gill** and wife, **Dana K. Gill**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Zachary K. Baldwin** and wife, **Meagan R. Baldwin**, (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Huntington Park, Section Two, of record in Book 4175, page 108, said Register' s Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Gill by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, DC of record in Instrument 200010050098919, said Register's Office, dated September 22, 2000. And being the same property conveyed to Timothy Gill and wife Dana K., Gill by Quitclaim Deed from Richard A. Northcutt, Trustee, of record in Instrument 200207160085730, said Register' s Office, dated July 10, 2002.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by Grantees.
2. All matters shown on the Plan of record in Book 4175, page 108, said Register's Office.
3. Restrictive Covenants in Book 4393, page 383, said Register' s Office.

This is improved property known as: 653 Tobylynn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2009.

Timothy Gill

Dana K. Gill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Timothy Gill and Dana K. Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office; this 29th day of May, 2009.

Notary Public

My commission expires: 8/23/2011

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY