39-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051721**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2009. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Thomas A. GiaQuinta and Sarah E. Rich 830 Beth Dr Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 84-5-76.00

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, **Robert David Todd and wife, Elizabeth A. Todd** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Thomas A. GiaQuinta, unmarried and Sarah E. Rich, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 5, CUMBERLAND MEADOWS, SECTION TWO, FIRST AMENDMENT, as shown on plat of record in Instrument No. 20050525-0059134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Robert David Todd and wife, Elizabeth A. Todd by Warranty Deed from Dan Eaton, dba Vintage Builders, recorded on the 9th day of June, 2006 in Instrument No. 20060609-0068639, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 830 Beth Dr Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of June, 2009.

Robert David Todd by Elizabeth A Todd — Elizabeth A. Todd

Robert David Todd by Elizabeth A. Todd, his Attorney-in-fact

attorney in fact

Elizabeth A. Todd

BILL GARRETT, Davidson County
Trans:T20090038429 DEEDWARR
Recvd: 06/09/09 14:22 2 pgs
Fees:13.00 Taxes:839.90

20090609-0053561

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth A. Todd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth A. Todd,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Robert David Todd,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of May, 2007.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County