This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

RETURN TO:
ESCROW CORP
2ND AVE.
TN 37203

ADDRESS NEW OWNER:
Gary Claude Maxwell, Jr.
6241 Palomar Ct.
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~Owner~~ Mortgagee

MORTGAGEE:
Fifth Third Mtg Co.
P.O. Box 630170
Cincinnati, Ohio 45263

MAP 172-10
GROUP B
PARCEL 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher L. Baumgartner and wife, Holly W. Baumgartner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Gary Claude Maxwell, Jr., unmarried and Kristen Cooper, unmarried, joint tenants with right of survivorship** hereinafter called the GRANTEES, their heirs 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 Lot No. 41 of on the Plan of Christiansted Valley, Phase 2, Revision 1 Subdivision, of record in Instrument no. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Christopher L. Baumgartner and wife, Holly W. Baumgartner by deed dated from Don B. Smithson of record in Instrument no. 20030514-0064968, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20090049500 DEEDWARR
Recvd: 07/22/09 12:51 3 pgs
Fees:18.00 Taxes:1167.35
20090722-0068793

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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **17th** day of **July, 2009.**

Christopher L. Baumgartner

Holly W. Baumgartner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher L. Baumgartner and wife, Holly W. Baumgartner**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of July, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $315,500.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of July, 2009.

NOTARY PUBLIC

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires:
May 8, 2012