(2)

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Deborah L. Barth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 20 09

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Dr. Nashville, Tennessee 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER L. BALDWIN (NAME)	Bank of America, NA (NAME)	094000008400
802 Spence Enclave Lane (STREET ADDRESS OR ROUTE NUMBER)	2021 N. Gallatin Road, Ste. 280 (STREET ADDRESS)	094160E04800
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE R. J. YORK HOMES, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER L. BALDWIN, A Single Person

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 Unit Number 48 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 200612313-0153595, 20080222-0017508 and 20080423-0041404, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to RJ York Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument Number 20080613-0061258, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090057663 DEEDWARR
Recvd: 08/24/09 10:14 2 pgs
Fees:13.00 Taxes:525.40
20090824-0079242

The said RJ York Homes, LLC and R. J. York Homes, LLC being one and the same.

unimproved ( ) This is improved (X) property, known as 802 Spence Enclave Lane, Nashville, Tennessee 37210
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand this 20th day of August, 2009

R. J. YORK HOMES, LLC

By:

ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 20____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared ROBIN YORK

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHIEF MANAGER of the R. J. YORK HOMES, LLC a corporation, and that he as such CHIEF MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CHIEF MANAGER.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 20 09.

Janet S. Davis Notary Public

Commission Expires 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

R. J. YORK HOMES, LLC

TO

JENNIFER L. BALDWIN

PREPARED BY:

TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
Nashville, Tennessee 37216