[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Tha Dee, Ah Sein, Tha Shee		Map/Parcel -
4864 Torbay Drive	NEW OWNER	147-8-109.00
Nashville, TN 37211		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Tana Aiken Baillard** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Tha Dee and wife, Ah Sein and son, Tha Shee, as tenants in common with right of survivorship** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 34, CATHEY HEIGHTS, SECTION TWO, as shown on plat of record in Plat Book 2854, Page 126, 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 by Last Will and Testament to Tana Aiken Baillard as recorded on the 20th day of October, 2009 in Instrument No. 20091020-0096893; Probate Docket No. 07P786 and Warranty Deed from Frank M. Cathey and wife, Frances D. Cathey to Glenn W. Aiken and wife, Frankie M. Aiken as recorded on the 31st day of May, 1962 in Book 3398, Page 555, in the Register's Office of Davidson County, Tennessee.

Vince Baillard, husband of Tana Aiken Baillard, joins in this conveyance to waive and convey any marital interest he may have in this property.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CATHEY HEIGHTS, SECTION TWO, as recorded in Plat Book 2854, Page(s) 126, Register's Office of Davidson County.
2. Covenants, Conditions and Restrictions as recorded in Book 3134, Page 505 , Register's Office for Davidson County, Tennessee.
3. Plumbing Permit recorded in Book 9964, Page 191, said Register's Office.
4. Restrictive Covenant recorded in Book 9966, Page 193, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090074805 DEEDWARR
Recvd: 11/03/09 10:58 2 pgs
Fees:13.00 Taxes:388.50
20091103-0101377

This is improved property commonly known as: 4864 Torbay Drive, Nashville, TN 37211

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $105,000.00

Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 2nd day of October, 2009

My Commission Expires: _____

Notary Public

My Commission Expires 01/09/2012

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19 day of October, 2009.

Tana Aiken Baillard

Vince Baillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of October, 2009, before me personally appeared Tana Aiken Baillard to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: May 6, 2013

RICHARD L. WINECOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of October, 2009, before me personally appeared Vince Baillard to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: May 6, 2013

RICHARD L. WINECOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY