WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RW-09-302

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Emily K. Baird	First National Bank of Chester County	
302 Sloan Road (ADDRESS)	3840 Hempland Road (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Mountville, PA 17554 (CITY) (STATE) (ZIP)	103-8-B-302.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL A. QUALLS AND HUSBAND CAROLYN C. QUALLS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY K. BAIRD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 302, PARKLANE CONDOMINIUMS, PHASE V, as established under Master Deed of record in Book 7896, Page 710, amended in Book 7937, Page 67, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Michael A. Qualls and spouse, Carolyn C. Qualls by Warranty Deed from Sarah Penn Steffen, married, recorded on the 26th day of June, 2002 in Instrument No. 20020626-0076945, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 302 Sloan Road, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 19th day of November, 2009.

Michael A. Qualls

Carolyn C. Qualls

BILL GARRETT, Davidson County
Trans:T20090079008 DEEDWARR
Recvd: 11/20/09 08:47 2 pgs
Fees:13.00 Taxes:564.25
20091120-0106839

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael A. Qualls and Carolyn C. Qualls, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2009.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530