This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Ste. B-2
Brentwood, TN 37027

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $487,362.00.

Affiant

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

Notary Public

My Commission Expires: 7-2410

Address New Owner:
Allen J. Baler
900 Montrose Avenue
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map & Parcel:
118-010-46700

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rigid Development, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allen J. Baler and Wife, Erin A. Baler,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land located in Davidson County, Tennessee, being Lot 92, Plan of Montrose Place, as shown on the plat of record in Plat Book 57, Page 93 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rigid Development, Inc. by deed from McCorison Homes, Inc., a Tennessee Corporation, dated July 31, 2009 of record in Instrument No. 20090804-0073165, Register's Office for Davidson County, Tennessee..

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines conditions, covenants and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property and taxes for the current year.

This is improved property known as: 900 Montrose Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of November, 2009.

Rigid Development, Inc.

By: _____
Brent Craig, President

BILL GARRETT, Davidson County
Trans: T20090079793 DEEDWARR
Recvd: 11/24/09 10:34 2 pgs
Fees: 13.00 Taxes: 1803.24

20091124-0107960

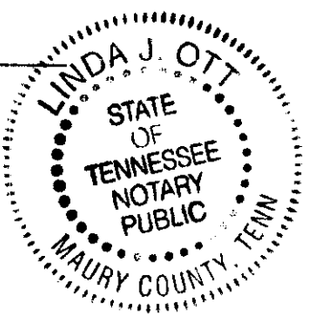
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Brent Craig, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be the President of Rigid Development, Inc., the bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Corporation by himself as such President.

Witness my hand, at Brentwood, Tennessee, 17th day of November, 2009.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 1-30-10



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212