THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***152,000.00.

Affiant

Subscribed and sworn to before me this 24 day of November, 2009.

Notary Public

My Commission Expires: 8. 20. 13

BILL GARRETT, Davidson County
Trans:T20090080466 DEEDWARR
Recvd: 11/30/09 10:20 2 pgs
Fees:13.00 Taxes:562.40
20091130-0108948

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Timothy L. Priddy 716 Fox Ridge Road Brentwood, Tennessee 37027	SunTrust Mortgage, Inc. 5205 Maryland Way #200 Brentwood, Tennessee 37027	MAP 160-14-0 C PARCEL 016.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Two Thousand and 00/100 Dollars ($***152,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Scott G. Baker, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Timothy L. Priddy and wife, Linda R. Priddy, (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:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 716 on the Plan of Brentwood Trace Condominiums, Section Two, of record in Book 5200, pages 376 and 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Scott G. Baker, unmarried, by Warranty Deed dated April 3, 2007, from B & D Investment Group, LLC, a Tennessee limited liability company, of record as Instrument No. 20070405-0040801 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 716 Fox Ridge Road, Brentwood, Tennessee 37027.

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.

GRANTOR COVENANTS with the said GRANTEES that he 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 follows:

1. Real estate taxes for 2010 and all future years; the current year taxes having been prorated between the parties herein.

2. Matters, if any, shown on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376 and 377, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25 day of November, 2009.

Scott G Baker by Christie Wilson, attorney-in-fact
Scott G. Baker by Christie Wilson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Scott G. Baker and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Scott G. Baker.

WITNESS my hand and official seal this 25 day of November, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY