(2)

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

Subscribed and Sworn to before me, this 28th day of December, 2009.

Notary Public

My commission expires:
05-06-2013

BILL GARRETT, Davidson County
Trans:T20090087650 DEEDWARR
Recvd: 12/30/09 14:36 2 pgs
Fees:13.00 Taxes:421.80
20091230-0118591

GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Joan R. Johnston 3721 Valley Ridge Drive Nashville, TN 37211	CWB MORTGAGE VENTURES 27001 AGOURA RD #200 CALABASSAS HILLS, CA 91301	13307027700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark Doug Baldwin and wife Ardith Lenore Baldwin,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Joan R. Johnston, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows, to-wit:

Being Lot No. 204 on the plan of Valley View Meadows, Section III, of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mark Doug Baldwin and wife, Ardith Lenore Baldwin by deed from Linda Branner McLeod and husband, William O. McLeod of record in Book 10594, page 1, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3700, Page 93, said Register's Office.

Subject to restrictions of record in Book 4082, Page 106 and Book 4065, page 227, said Register's Office.

This is (x) improved ( ) unimproved property known as 3721 Valley Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 28th day of December, 2009.

Mark Doug Baldwin

Mark Doug Baldwin

Ardith Lenore Baldwin by Mark Doug Baldwin atty. in fact

Ardith Lenore Baldwin
By Mark Doug Baldwin By Power of Attorney of record in Instrument No. Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Mark Doug Baldwin** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of December, 2009.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On December 28, 2009, before me personally appeared **MARK DOUG BALDWIN** to me known to be the person who executed the foregoing instrument in behalf of **ARDITH LENORE BALDWIN** and acknowledged that she executed same as the free act and deed of said **ARDITH LENORE BALDWIN** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2009.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY