This Instrument Prepared By:
The Title Partners, LLC
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Knoxville, Tennessee 37912
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BILL GARRETT, Davidson County
Trans:T20100000541 DEEDWARR
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Fees:18.00 Taxes:851.00
20100105-0000759

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into on this the 29th day of December, 2009, by and between Michael J. Baron and wife, Kristin Baron, known hereinafter as First Parties (Grantor), and James B. Evans, unmarried, known hereinafter as Second Parties (Grantee),

WITNESSETH:

That the said First Parties, for and in consideration of the sum of ONE AND NO/100 dollars ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed and does hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of LENOX VILLAGE, Phase E, of record as Instrument No. 20040109-0003952, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

The conveyance of the above-described parcel of land is subject to the following:

1. Matters shown on Plan of record as Instrument No. 20040109-0003952, in the Register's Office for Davidson County, Tennessee.

2. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, in the Register's Office for Davidson County, Tennessee.

4. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

5. Strom Water Detention Agreement of record in Book 7361, Page 230 and as Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.

6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING the same property conveyed to Michael J. Baron and Kristin Baron, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated the 14th day of October, 2005, of record in Instrument No. 20051018-0125705, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable restrictions, easements and building set-back lines of record.

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This Instrument was prepared without the benefit of a current survey. Preparer makes no representation as to the accuracy or sufficiency of this legal description, nor the effect of this legal description and this instrument as a whole on title.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the current year which shall be prorated between the Parties upon the date of closing, the payment of which shall be assumed by the Second Parties, restrictions, setback lines and all other matters of record, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Whenever Grantee is a corporation, the use of the plural the singular, and the use of any gender shall be applicable to all genders. Whenever the Grantee is a corporation, the use of the term "heirs" shall be applicable to its successors.

Preparer makes no warranties or representations as to the status of the title to the property described herein, other than the description has been properly prepared from the information provided to the preparer.

IN WITNESS WHEREOF, The said First Parties hereunder have set their hands and seals this the 29th day of December, 2009.

Michael J. Baron

Kristin Baron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Michael J. Baron and Kristin Baron, 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 29th day of December, 2009.

Notary Public

My Commission Expires: 9/11/2010

PATRICIA LYNNE COX
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 9-11-2010
KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, hereby swear and affirm that the actual consideration or true value of this transfer, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of December, 2009.

Notary Public

My Commission Expires: 9/11/2010

PATRICIA LYNNE COX
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 9-11-2010
KNOX COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Owner and Responsible Taxpayer:
James B. Evans
8335 St. Danasus Drive
Nashville, Tennessee 37211

File #: 09-2102