TN35010

RECORD & RETURN TO
Diversified Settlement
Services, Inc
1206 New Rodgers Rd.
Bristol, PA 19007

BILL GARRETT, Davidson County
Trans:T20100032910 DEEDWARR
Recvd: 06/01/10 15:08 3 pgs
Fees:17.00 Taxes:0.00
20100601-0042010

When recorded, please forward to:
Diversified Settlement Services, Inc.
1206 New Rodgers Road
Bristol, PA 19007

CONSIDERATION $ 211,766.70
Map # 126-16-A / Parcel # 469 CO

This space reserved for Clerk

FEE SIMPLE GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Two-Hundred Eleven Thousand Seven Hundred-Sixty-Six Thousand & 70/100---------- Dollars ($ 211,766.70) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged, by ROBERT C. BAUGHER and LARAE BAUGHER, husband and wife, whose mailing address is 7905 Seminole Blvd, Unit 3103, Seminole, FL 33772, hereinafter referred to as "Grantor", do hereby grant, convey and warrant, unto and UNITED STATES OF AMERICA, acting by and through, the US Army Corps of Engineers, Savannah District, with an address of 100 W. Oglethorpe Avenue, Savannah, GA 31401, hereinafter referred to as "Grantee", in fee simple, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee, to

A certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 470 on the Plan of Final Plat Riverwalk Phase 3B of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same premises which CORINTHIAN CUSTOM HOMES, INC., by General Warranty Deed dated August 4, 2006, and recorded August 8, 2006, in the Davidson County Recorder of Deeds Office, as Document No. 20060808-0097353, granted and conveyed unto ROBERT C. BAUGHER and wife, LARAE BAUGHER, in fee simple.

Prepared by The Morris Group, Attorneys and Counselors at Law, P.C.,
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936. The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deed on Demand/The Morris Group Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation.

Property Address: 7121 Riverfront Drive, Nashville, TN 37221

Map # 126-16-A / Parcel # 469 CO

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD, the same unto buyer(s), buyer's heirs and assigns, to their proper use, benefit and behalf forever.

The acquiring Federal Agency is the US Army Corps of Engineers.

IN WITNESS WHEREOF, seller(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Robert C Baugher (seal)
ROBERT C. BAUGHER

LaRae Baugher (seal)
LARAE BAUGHER

STATE OF FLORIDA
COUNTY OF PINELLAS to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROBERT C. BAUGHER has acknowledged the same before me in the County and State aforesaid, on this 28th day of April, 2010.

/LTC/JA
Notary Public
My Commission expires:

Office of the Staff Judge Advocate
Military Notary,
Title 10 USC, 1044a

STATE OF Florida
COUNTY OF Clay to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LARAE BAUGHER has acknowledged the same before me in the County and State aforesaid, on this 29 day of April, 2010.

Yvonne M Campbell
Notary Public

YVONNE M CAMPBELL
MY COMMISSION # DD983429
EXPIRES April 20, 2014
(407) 398-0153 FloridaNotaryService.com

My Commission expires: April 20, 2014

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Grantor(s) Name, Address
Robert C. Baugher
Larae Baugher
7905 Seminole Blvd.
Unit #103
Seminole, FL 33772

Send tax statements to: United States of America
Grantee(s) Name, Address 100 W. Oglethorpe Ave.
Savannah, GA 31401

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