Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100061971 DEEDWARR
Recvd: 10/01/10 10:14 2 pgs
Fees:13.00 Taxes:517.63
20101001-0078355

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 30 day of September, 2010

Notary Public
My commission expires: 06/23/14

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

06-1008-74026

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Gabriel D. Salley | Franklin American Mortgage | 018-15-0 012.01 |
| 539 Moncrief Avenue | 501 Corporate Centre Drive, Suite 400 | |
| Goodlettsville TN 37072 | Franklin, TN 37067 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PTE Development, LLC, a limited liability company, PTE Development, LLC, as Settlor and Beneficiary for the 539 Sarah Mae Moncrief Trust, and Phil Baumgart a/k/a Phillip Baumgart a/k/a Phillip L. Baumgart, Trustee for the 539 Sarah Mae Moncrief Trust,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gabriel D. Salley and Jennifer M. Salley, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Tract or Parcel of Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, 10th Civil District, City of Goodlettsville, being Lot No. 3 of the original subdivision of Lots 41 and 42 of the Moncrief Subdivision, and more particularly described according to a re-survey by A.L. Nimmo, Surveyor, as follows:

Beginning at the common corners of Lot 1 and 3 on the southerly margin of Moncrief, between Lots 1 and 3, thence South 35 degrees East 303 feet to the common corner of 1, 3, 2 and 4; thence South 65 degrees West 100 feet to the common corner of Lots 3, 4, and 5; thence on the line between Lots 3 and 5, North 35 degrees West 303 feet to the southerly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue, North 65 degrees East 100 feet to the point of beginning.

Being the same property conveyed to CitiMortgage, Inc., its successors and assigns, by Trustee's Deed from Shellie Wallace, Successor Trustee, dated August 7, 2009, recorded August 12, 2008, in Instrument No. 20090812-0075769, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to PTE Development, LLC, by deed from CitiMortgage, Inc, by its duly authorized attorney-in-fact, National Default REO Services, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services, dated September 22, 2009, recorded October 27, 2009, in Instrument No. 20091027-0099080, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to 539 Sarah Mae Moncrief Trust, its heirs and assigns by deed from PTE Development, LLC, dated October 19, 2009, recorded October 27, 2009, in Instrument No. 20091027-0099082, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 539 Moncrief Avenue, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

Wherever 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 my hand this 24th day of September, 2010.

PTE Development, LLC,
a limited liability company

By: _____
Phillip L. Baumgart, as sole member
and Chief Manager

PTE Development, LLC, as Settlor and Beneficiary
of the 539 Sarah Mae Moncrief Trust

By: _____
Phillip L. Baumgart, as sole member
and Chief Manager

539 Sarah Mae Moncrief Trust

By: _____
Phil Baumgart, a/k/a Phillip Baumgart,
a/k/a Phillip L. Baumgart, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Phillip L. Baumgart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is sole member and Chief Manager of PTE Development, LLC, a limited liability company, and that he is authorized by of PTE Development, LLC, a limited liability company, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2010.

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Phil Baumgart, a/k/a Phillip Baumgart, a/k/a Phillip L. Baumgart, Trustee of the 539 Sarah Mae Moncrief Trust and that as such Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2010.

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Notary Public

My Commission Expires: