WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Affiant

Subscribed and sworn to me on November 5, 2010

NOTARY PUBLIC

my commission expires: 1/3/2011

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 11/05/10 14:55 3 pgs
Fees:18.00 Taxes:555.00
20101105-0089039

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrea Phillips Baird 5996 Andover Drive Nashville, TN 37215	SAME	158 00 0 072.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian K. Turner and Amanda Cassetty Turner, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Andrea Phillips Baird, single, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, described in part according to a survey made by Turner Engineering Company, Inc., dated August 10, 1970, as follows:

Beginning at a concrete monument located at the southeast corner of the southeasterly terminus of Andover Drive as shown on the Plan of Hillsboro Park, Section II, of record in Book 2900, page 74, Register's Office of said County, said concrete monument also being located at the most easterly front corner of Lot No. 524 of said subdivision, said concrete monument also being located at the northwest corner of the property conveyed to Edward D. Null and wife, by deed from Sidney S. McAlister and wife, as of record in Book 4421, page 451, in said Register's Office; thence with said Null's northeasterly line, South 74 degrees 33' East 99.6 feet and along a slight curve to the right, having a radius of 2324.0 feet southeastwardly 140.61 feet to the said Null's northeast corner; thence North 3: 32' 30" East 31.10 feet to the southeast corner of 0.17 acres, more or less, tract of land which is being or has been conveyed to George Q. Langstaff, Jr. and wife, by deed from Estes-Taylor Company, a Tennessee corporation; thence with said Langstaff's southwestwardly line; along a slight curve to the left, having a radius of 2354.0 feet, northwestwardly 135.44 feet and North 74 degrees 33' West 105.1 feet to a point in the center of said southeasterly terminus of Andover Drive; thence with the easterly line of said southeasterly terminus of Andover Drive, South 4 degrees 55' West 30.51 feet to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed from Fred D. Myrick and wife, Georgia Ann Myrick to Brian K. Turner, an unmarried man, and Amanda Cassetty, an unmarried woman, by Warranty Deed dated July 15, 2008, of record in Instrument No. 20080717-0073483, Register's Office for Davidson County, Tennessee. Amanda Cassetty is now known as Amanda Cassetty Turner (having since married).

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

1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plan of record in Book 974, page 64, in the Register's Office for Davidson County, Tennessee; and
3. 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.

This property is also known as improved property located at 5996 Andover Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on November 5, 2010.

Brian K. Turner

Amanda Cassetty Turner

Amanda Cassetty Turner f/k/a Amanda Cassetty

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 5, 2010, before me personally appeared Brian K. Turner and Amanda Cassetty Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 5, 2010.

NOTARY PUBLIC

My Commission Expires: 9/9/14

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY