WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

R-VRES-10-3415-512

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. True		
3415 West End Avenue #512 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-6-A-48.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THE ESTATE OF RALPH W. BAUGH, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD M. TRUE AND SHAO CHUN MA, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 512, CONTINENTAL CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 399 THRU 401, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5862, PAGE 589, AMENDED IN BOOK 6135, PAGE 788, BOOK 6435, PAGE 549 AND INSTRUMENT NO. 20051024-0128399, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO RALPH W. BAUGH, JR. BY EXECUTOR'S QUITCLAIM DEED FROM RALPH W. BAUGH, JR., EXECUTOR OF THE ESTATE OF RICHARD I. GELDREICH, DECEASED, RECORDED ON THE 14TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061214-0154498, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 5862, PAGE 589; BOOK 6135, PAGE 788; BOOK 6435, PAGE 549; INSTRUMENT NO. 20051024-0128399; PLAT BOOK 5200, PAGE(S) 399-401; BOOK 4825, PAGE 592; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3415 West End Avenue #512, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100080314 DEEDWARR
Recvd: 12/21/10 14:30 2 pgs
Fees:13.00 Taxes:481.00
20101221-0101532

Witness my/our hand(s) this 21st day of December, 2010.

Judy James

THE ESTATE OF RALPH W. BAUGH, JR.

BY:
Judy James, Executrix of the Estate of Ralph W. Baugh, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Judy James, Executrix of the The Estate of Ralph W. Baugh, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st day of December, 2010.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy James, 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/she/they executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this the 21st day of December, 2010.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903