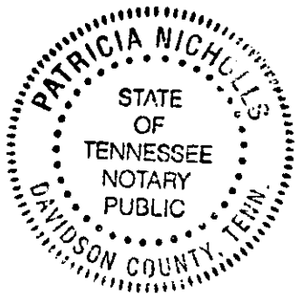
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Elizabeth Renick Garcia	Fifth Third Mortgage	Parcel ID:
370 Oakley Dr., #1013	5001 Kingsley Drive	09502005900
Nashville, TN 37211	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

The Estate of John H. Baumgartner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Elizabeth Renick Garcia, married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 15 on the Map of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 86 feet on the westerly side of Barker Road and runs back between parallel lines 134.5 feet to a dead line.

Being the same property conveyed to John H. Baumgartner and wife, Ethel C. Baumgartner by deed from Mayfair Homes, Inc., of record in Book 2338, Page 485, dated January 6, 1955, Register's Office for said County. The said John H. Baumgartner and wife, Ethel C. Baumgartner now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2271, Page 541, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 87, said Register's Office.

Power of Attorney of record in Instrument 20110628-0049233, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 250 Barker Rd., Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20110038486 DEEDWARR
Recvd: 06/28/11 10:03 2 pgs
Fees:13.00 Taxes:436.60
20110628-0049234

Witness my hand this 24th day of June, 2011.

The Estate of John H. Baumgartner
BY:

Frances Sharon White

Frances Sharon White, Devisee

John David Baumgartner by
Clarence Frederick Baumgartner Attorney In Fact

John David Baumgartner, Devisee by
Clarence Frederick Baumgartner his Attorney
in Fact

Clarence Frederick Baumgartner

Clarence Frederick Baumgartner, Devisee

Harriet Rose Baumgartner Shelton

Harriet Rose Baumgartner Shelton, Devisee

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 Frances Sharon White, Clarence Frederick Baumgartner, and Harriet Rose Baumgartner Shelton, Devisees for The Estate of John H. Baumgartner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is a Devisee of The Estate of John H. Baumgartner and as such Devisee he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Clarence Frederick Baumgartner, 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 on behalf of John David Baumgartner, Devisee of the Estate of John H. Baumgartner as his Attorney in Fact as the free act and deed of the within named John David Baumgartner.

Witness my hand and official seal at Nashville, Tennessee the 24th day of June, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.