WARRANTY DEED

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $283,200. NO TRANSFER TAX IS DUE PURSUANT TO TCA 67-4-4-409(a)(3)(F).

Subscribed and sworn to (or affirmed) before me on this 10th day of June, 2011, by LLOYD R. BAGGS, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature _____

ERIC S. PAAPE
COMM. # 1831167
NOTARY PUBLIC • CALIFORNIA
SAN LUIS OBISPO COUNTY
My Comm. Expires Feb. 10, 2013

THIS INSTRUMENT WAS PREPARED BY
Scott W. Wall Andre, Morris & Buttery 1102 Laurel Lane San Luis Obispo, CA 93401

NEW OWNERS NAME AND ADDRESS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lloyd R. Baggs and Nadine Baggs, Trustees of the Baggs Family Trust under Agreement dated June 10, 2011	America's Wholesale Lender	
309 Church Street, Unit #202	750 Old Hickory Blvd., #180	PART OF 93-6-1-117.00;
Nashville, Tennessee 37201	Brentwood, TN 37027	93-6-1-118.00; 93-6-1-119

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter by named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, LLOYD R. BAGGS AND WIFE, NADINE BAGGS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto LLOYD R. BAGGS AND NADINE BAGGS, TRUSTEES OF THE BAGGS FAMILY TRUST UNDER AGREEMENT DATED JUNE 10, 2011, 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:

Unit 202, and one parking space, The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument 20050527-0060419, 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 a part of the same property conveyed to LLOYD R. BAGGS AND WIFE, NADINE BAGGS by Warranty Deed from The Exchange Lofts, LLC, a Tennessee limited liability company, recorded the 8th day of August, 2005 in Instrument No. 20050808-0093445, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9208, page 613; Instrument Number 20020626-0076795; 20040708-0081245; 20050527-0060419; 20041001-0118481; 20050511-0053156; and Book 148, page 264, Register's Office for Davidson County, Tennessee.

This is improved property known as **309 Church Street, Unit #202, Nashville, Tennessee 37201**.

BILL GARRETT, Davidson County
Trans:T20110040544 DEEDWARR
Recvd: 07/06/11 15:51 2 pgs
Fees:12.00 Taxes:0.00
20110706-0051810

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.

WITNESS my/our hand(s) this 10 day of JUNE, 2011.

LLOYD R. BAGGS

NADINE BAGGS

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO } ss.

On June 10, 2011, before me, Eric S. Paape, a Notary Public, personally appeared **LLOYD R. BAGGS and NADINE BAGGS**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity~~(y)~~(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SSC1 ERIC S. PAAPE SSC1
COMM. # 1831167
NOTARY PUBLIC • CALIFORNIA
SAN LUIS OBISPO COUNTY
My Comm. Expires Feb. 10, 2013

RETURN TO:

Andre, Morris & Buttery (SWW)
1102 Laurel Lane
San Luis Obispo, CA 93401
(805) 543-4171