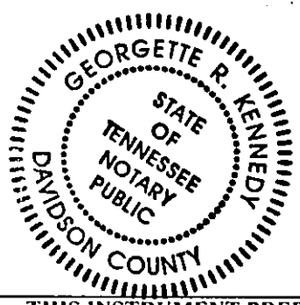
(N)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $26,000.00.

Affiant

Subscribed and sworn to before me this 30th day of January, 2012

Notary Public Georgette R. Kennedy
My Commission expires 05-06-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William L. Baugher	New Owner	Map 71-08-0
P.O. Box 943		Parcels 158 and 159
Brentwood, TN 37024		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Scott Walker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William L. Baugher**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Nos. 117 and 118 on the plan of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Said Lot Nos. 117 and 118 front together 120 feet on the northerly side of Norton Avenue and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Scott Walker by Quitclaim Deed from Quicksilver Enterprises, LLC dated 1/30/12 of record in Instrument Number 20120206-0010394. Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1) Property taxes for the year 2012 and subsequent years, a lien, but not yet due and payable.
2) All matters of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.
3) All applicable building restrictions, covenants, conditions and/or restrictions that may affect this property.

This is improved property known as: **531 Norton Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this January SW 30, 2012.

Scott Walker

BILL GARRETT, Davidson County
Trans:T20120008816 DEEDWARR
Recvd: 02/06/12 10:43 2 pgs
Fees:13.00 Taxes:96.20
20120206-0010395

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scott Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 30th, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY