BILL GARRETT, Davidson County
Trans:T20120074659 DEEDWARR
Recvd: 10/02/12 15:47 2 pgs
Fees:13.00 Taxes:235.32
20121002-0090080

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Bryan Baldwin
3525 St. Lawrence Dr.
Joelton, TN 37080

Send tax bill to:
Same

Map/Parcel Numbers:
02900020900

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terrance B. Puma, unmarried,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bryan Baldwin and wife, Debra Baldwin,** (the "Grantees"), their successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND in Davidson County, Tennessee, being Lot No. 7 on the unrecorded subdivision of the "St. Lawrence Tract" in the 14th Civil District of said County, described according to a resurvey thereof made by George W. Watkins, Surveyor, August 14, 1959, as follows:

Beginning at a spike in the center of St. Lawrence Lane, at the corner of Lot Nos. 7 and 8; thence with the center of said Lane, North 71 deg. East 100 feet to a spike, and continuing with the center of same, North 74 deg. 10 min. East 87 feet to a railroad spike; thence leaving said Lane, South 3 deg. 07 min. East 231.4 feet to a concrete monument in the southerly margin of a 20-foot alley or right-of-way; thence with the margin of the same, South 62 deg. 26 min. West 117.4 feet to an old pipe at the corner of Lot Nos. 7 and 8; thence with the line between said lots, North 20 deg. 35 min. West 244 feet to the beginning.

BEING the same property conveyed to Therese G. Puma by Warranty Deed from Valentine G. Frizzo dated November 11, 2003, and filed of record in Instrument No. 20031117-0167394, Register's Office for Davidson County, Tennessee. The said Therese G. Puma having since died and pursuant to the Affidavit of Heirship as recorded in Instrument No. 20121002-0090079, title is now vested in Terrance G. Puma as heir of Therese G. Puma.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantees, its beneficiaries, forever in fee simple.

Grantor further covenant that Grantor is lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 27th day of September, 2012.

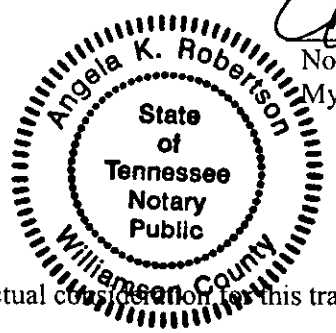
Terrance B. Puma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Terrance B. Puma**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 27th day of September, 2012.

Notary Public
My commission expires: 5-2-2016



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $63,600.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2012.

Notary Public
My commission expires: 5-2-2016

