Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1078

Davidson County DEEDWARR
Recvd: 03/10/05 14:22 2 pg
Fees:13.00 Taxes:710.40

20050310-0026732

FILE BOX 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexander Peoples and wife, Betty Jean R. Peoples**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher R. Bainbridge and wife, Kelly M. Bainbridge**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 76 on the Plan of Oakcrest, Phase 1-B, of record in Plat Book 6900, at page 385, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexander Peoples and wife, Betty Jean R. Peoples, as equal tenants in common, by Quitclaim deed from Alexander Peoples and Betty Jean R. Peoples, dated April 14, 2000, of record in Instrument No. 200004190039038, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Alexander Peoples and wife, Betty Jean R. Peoples from Zaring National Corporation, an Ohio corporation, dated January 11, 1989 of record in Book 7751, page 410, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4309 Oakcrest Lane, Hermitage TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of March, 2005

Alexander Peoples

Betty Jean R. Peoples

State of Tennessee)
County of Davidson)

On this 2nd day of March, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Alexander Peoples and Betty Jean R. Peoples, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1-27-07

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 192,000.00.

X Alexander Peoples
Affiant

Sworn and subscribed before me on this the 2nd day of March, 2005.

Notary Public

My Commission Expires: 1-27-07

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NEW OWNER:
Christopher R. Bainbridge
4309 Oakcrest Lane
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
Wells Fargo Bank, N.A.
4456 Corporation Lane, Suite 100
Virginia Beach, VA 23462

TAX MAP-PARCEL #:
86-4-A-5CO