RECORD AND RETURN TO;
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 22642B

MAP/GROUP/PARCEL: 052-07-0/036.00

Davidson County DEEDWARR
Recvd: 11/29/05 14:38 2 pgs
Fees:13.00 Taxes:513.93
20051129-0143565

NEW OWNER'S NAME AND ADDRESS:
JOSEPH STEVEN BACHUSS & TODD O. KNECHT
721 TAHLENA AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, GREGORY L. LATIMER and TERESA FAY LATIMER, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, JOSEPH STEVEN BACHUSS, AN UNMARRIED MAN and TODD O. KNECHT, AN UNMARRIED MAN, joint tenants with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83, RESUBDIVISION OF LOT 83 AND 84, MADISON HEIGHTS SUBDIVISION SECTION 1, A PLAT OF WHICH IS A RECORD IN PLAT BOOK 6050, PAGE 126, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR FURTHER DESCRIPTION OF SAID PROPERTY.
>
> The subject property is improved property known as 721 TAHLENA AVENUE, Madison, TN 37115.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book 8873, Page 502, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

GREGORY L. LATIMER

TERESA FAY LATIMER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GREGORY L. LATIMER and TERESA FAY LATIMER, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 23rd day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $138,900.00.

AFFIANT

Sworn to and subscribed before me, this the 23rd day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY