REALTY TITLE 15
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

15-0601-150627

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Affiant

Subscribed and sworn to before me, this 19 **day of January, 2006.**

Notary Public
My commission expires: 11-27-2006

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Carol Baunach 2736 Fleet Drive Hermitage TN 37076	NEW OWNER	086-14-0-B- 172.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael L. Froscher, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Carol Baunach**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 160, on the Plan of Revised Final Plat Fleetwood Subdivisioin, Phase Two, Lots 160 to 168, of record in Book 6900, Page 969, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Froscher by deed from James E. Tate and wife, Cecily K. Tate, dated November 29, 1993, of record in Book 9169, Page 406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2736 Fleet Drive, 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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 01/20/06 10:25 2 pgs
Fees:13.00 Taxes:588.30
20060120-0007630

WITNESS my hand this 19 day of January, 2006.

Michael L. Froscher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael L. Froscher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 19 day of January, 2006.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

