THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 23250N

Davidson County DEEDWARR
Recvd: 03/07/06 15:51 2 pgs
Fees:13.00 Taxes:444.00
20060307-0026598

MAP/GROUP/PARCEL: 094-03-0-026.00

NEW OWNER'S NAME AND ADDRESS:
ARON G BACHER
2831 BARCLAY DRIVE
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, EDDIE L SHANK, a married man, hereinafter called Grantor, does hereby transfer and convey unto, ARON G BACHER, a unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 21, on the Plan of Section 1, Fortland Park, as shown on plat of record in Plat Book 2663, page 61, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 2831 BARCLAY DRIVE, Nashville, TN 37206.
>
> BEING the same property conveyed to Grantor herein by deed of record in Book 11419, Page 472, Register's Office for Davidson County, Tennessee.
>
> Teresa Shank joins in this conveyance to convey any and all interest in said property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is 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.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

EDDIE L SHANK

TERESA SHANK

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, EDDIE L SHANK and TERESA SHANK, 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 28th day of February, 2006.

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 $120,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009