Lender's Title & Escrow, LLC
810 Crescent Centre Drive, Suite 250
Franklin, Tennessee 37067
(615) 778-9255 - Fax: (615) 778-9015

This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
565 Marriott Drive, Suite 850
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of March, 2006, by and between KENNETH L. REGEN, party of the first part, and DOUGLAS W. ESHELMAN, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Oakland Acres, Section 1, of record in Plat Book 1424, Page 53, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to KENNETH L. REGEN by deed of record under Instrument Number 200004190039183 and by deed of record under Instrument Number 20001103-0109545, both in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 1424, Page 53, of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kenneth L Regen by Christi Murray P.O.A.
KENNETH L. REGEN

Davidson County DEEDWARR
Recvd: 03/20/06 14:17 2 pgs
Fees:13.00 Taxes:425.50
20060320-0031791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2006, before me personally appeared CHRISTINA MURRAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KENNETH L. REGEN and who acknowledged that she executed the same as the free act and deed of said KENNETH L. REGEN.

WITNESS my hand and official seal at office this 3rd day of March, 2006.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/23/10

Property Owner & Address : DOUG ESHELMAN
307 Due West Ave.
Madison, TN 37115

Tax Parcel No.: 051-07-0 083.00

Property Address: 307 Due West Avenue
Madison, TN 37115

MAIL TAX BILLS TO: Same as above address

STATE OF TENNESSEE
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $115,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of March, 2006.

NOTARY PUBLIC

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 03/04/07