Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 03/21/06 13:58 1 pgs
Fees:13.00 Taxes:536.50

20060321-0032384

WARRANTY DEED

Preparer's File #-06C0121

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 .

Affiant Shana M Rummage

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2006.

(Affix Seal)

Notary Public

My Commission Expires: 7/17/07

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John Rummage and Shana Rummage	Churchill Mortgage Corporation	53-3-246
1403 Clarke Street	761 Old Hickory Blvd., Suite 400	
Old Hickory, Tennessee 37138	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARCUS J. BANNING AND WIFE, SHIRLEY ANN BANNING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN RUMMAGE AND WIFE, SHANA RUMMAGE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

Being Lot No. 196 on the Plan of, Village of Old, Section "B", of record in Plat Book 1424, page 67, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcus J. Banning and wife, Shirley Ann Banning by Warranty Deed from Dorothy E. Cloyd, now known as Dorothy E. Johnson and spouse, James A. Johnson of record in Instrument No. 200503010022637, 2/21/2005, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1403 Clarke Street, Old Hickory, Tennessee 37138**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 my/our hand(s) this **17th** day of **March, 2006**:

Marcus J. Banning

Shirley Ann Banning

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARCUS J. BANNING AND SHIRLEY ANN BANNING, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 17th day of March, 2006.

Notary Public

My Commission Expires: 7/17/07

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.