RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212 Box 19-A

WARRANTY DEED

KELLY A. GADKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,400.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2006

Notary Public

MY COMMISSION EXPIRES: 1/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nanette Bahlinger	~~=NEW OWNER~~ Tennessee Bank &Tr	119.03 110.00
(NAME)	(NAME)	(MAP)
368 Wimpole Drive	330 Mayfield Drive	
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Wendi Shelise Derks**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Nanette Bahlinger**, hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 80, on the Plan of Glencliff Estates, Section 5, of record in Book 2133, page 21, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Thomas G. Owen and wife, Sandra L. Owen, by deed from Estate of Jewell S. Gaddis, dated November 4, 1994, of record in Book 9514, page 219, and further conveyed to Thomas Gary Owen by Quitclaim Deed from Sandra Louise Owen, dated June 5, 1996, of record in Book 10090, page 714, Register's Office for Davidson County, TN. The said Thomas Gary Owen having since died. Property now vested in Wendi Shelise Derks pursuant to Will of record under Docket #05P-1792, Clerk & Masters Office for Davidson County, TN.

Wendi Shelise Owen and Wendi Shelise Derks are one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 368 Wimpole Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 23rd day of March, 2006.

Wendi Shelise Derks

Davidson County DEEDWARR
Recvd: 03/29/06 10:09 2 pgs
Fees:13.00 Taxes:419.58

20060329-0035541

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Wendi Shelise Derks; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at 1440 Coral Ridge Dr, Coral Springs Fl 33071, Florida, on this the 23rd day of March, 2006.

Joseph Laudando
Notary Public

My Commission Expires:

Joseph Laudando
Commission #DD238965
Expires: Aug 05, 2007
Bonded Thru
Atlantic Bonding Co., Inc