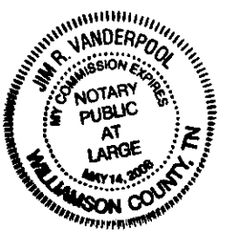
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 219,900.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 06-01308 CONWAY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christopher T. Conway and Shannon J. Conway	SAME	MAP:
236 Burgandy Hill Road		Parcel:172-12A-144CO
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KURT M. ESSENMACHER, AND WIFE, JENNY ESSENMACHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHRISTOPHER T. CONWAY, AND WIFE, SHANNON J. CONWAY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 236 Burgandy Hill Road, Nashville, TN 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 31st day of March, 2006.

_____
Kurt M. Essenmacher

_____
Jenny Essenmacher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, KURT M. ESSENMACHER AND JENNY ESSENMACHER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 31st day of March, 2006.

Notary Public_____

My Commission Expires:_____



Davidson County DEEDWARR
Recvd: 04/03/06 15:44 2 pgs
Fees:13.00 Taxes:813.63



20060403-0037803

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF BRADFORD HILLS SECTION NINE OF RECORD IN BOOK 7900, PAGE 6, AMENDED IN BOOK 7900, PAGE 414, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 84 FRONTS 77.88 FEET ON THE NORTHEASTERLY MARGIN OF BURGANDY HILLS DRIVE AND EXTENDS BACK 125.02 FEET ON THE NORTHWESTERLY LINE AND 113.31 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 54.47 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KURT M. ESSENMACHER AND SPOUSE, JENNY ESSENMACHER BY WARRANTY DEED FROM ROBERT J. WIKLUND AND CARRIE H. WIKLUND, HUSBAND AND WIFE, RECORDED ON THE 11TH DAY OF JULY, 2002 IN INSTRUMENT NO. 20020711-0083435, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.