Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00 .

Affiant

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this 10th day of April, 2006.

Notary Public
My Commission Expires 01/26/08

Davidson County DEEDWARR
Recvd: 04/12/06 10:55 2 pgs
Fees:13.00 Taxes:684.50
20060412-0042000

06-0169

Address of New Owner:	Send Tax Bills to:	Tax Information:
Taylor A. Bourgeois	Countrywide	147-5
4957 Darlington Drive	2021 N. Gallatin Rd.	226.00
Nashville, TN 37211	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **James Bakalich, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taylor A. Bourgeois**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Caldwell Country Estates, Section 2, of record in Book 2663, Page 128, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the northwesterly margin of Darlington Drive at the corner of Lots No. 66 and 67; thence with the line between said two lots northwesterly 142.1 feet to the corner of Lots No. 66, 67 and 68; thence with the line between Lots No. 66 and 68, westerly 115.5 feet; thence south 25 degrees 17 minutes west 59.7 feet; thence south 38 degrees 11 minutes east 212.5 feet to the northwesterly margin of Darlington Drive; thence with the same, northeasterly 100 feet to the beginning.

Being the same property conveyed to James Bakalich by deed from Julius Page Baird, dated October 5, 2005, recorded in Instrument No. 20051012-0123044, Register's Office for said County.

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

This is improved property located at **4957 Darlington Drive, 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 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 our hands this 10th day of April, 2006.

James Bakalich
By: David Binkley, Attorney in Fact
James Bakalich, by David Binkley, Attorney in Fact

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 **David Binkley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **James Bakalich** and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and seal at Franklin, Tennessee, this 10th day of April, 2006.

Lee E. Crawford
Notary Public

My Commission Expires: 01/26/08

LEE E. CRAWFORD
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE