Davidson County DEEDWARR
Recvd: 04/27/06 15:47 2 pgs
Fees:13.00 Taxes:621.60
20060427-0048586

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 23682A

MAP/GROUP/PARCEL: 075-12-0-B/057.00 CO

NEW OWNER'S NAME AND ADDRESS:
ROLAND E. & KATHLEEN BAINBRIDGE
1342 Bridgewater Court
Wichita, KS 67209

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, RICHARD MARK DURRANCE AND HELEN DURRANCE, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto, ROLAND E. BAINBRIDGE AND KATHLEEN BAINBRIDGE, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF BROOKSIDE WOODS, PHASE TWO, SECTION THREE, OF RECORD IN INST. NO. 20000512-0048125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is improved property known as 504 LESLIE ANN COURT, HERMITAGE, TN 37076.

BEING the same property conveyed to Richard Mark Durrance herein by deed of record in Inst. No. 200211250145814, Register's Office for DAVIDSON County, Tennessee. Helen Durrance, wife of Richard Mark Durrance, joins in this conveyance for the purpose of conveying all interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

RICHARD MARK DURRANCE

HELEN DURRANCE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, RICHARD MARK DURRANCE AND HELEN DURRANCE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 21st day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID A. KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater for this transfer is $168,000.00.

AFFIANT

Sworn to and subscribed before me, this the 21st day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE