Box 19-A

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Return to: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

SEND TAX BILLS TO:
~~Wells Fargo Bank~~, N.A. X7802-019
~~11301 Carmel Commons~~ Blvd. #309
~~Charlotte, NC 28226~~

MAP PARCEL NUMBERS
Map & Parcel No. 73-16-O-A, 119co

Davidson County DEEDWARR
Recvd: 06/06/06 13:52 2 pgs
Fees:13.00 Taxes:436.60
20060606-0066885

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of May, **2006**, by and between **Gregory P. Kirker**, unmarried party of the first part, and **Edward M. Bigler and wife Catherine A. Bigler**, party of the second part,

WITNESSETH: That for and in consideration of **$118,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING Unit No. 119, on the plan of Cumberland Trace, of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, page 528, Register's Office, for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gregory P. Kirker, unmarried by deed from Karen Terese Johnson, unmarried, of record in Book/Instrument No. 10144, page 48 Register's Office, Davidson County, Tennessee, dated 7/31/96 and recorded 8/2/96.

The above referenced property is also known as 119 Cumberland Trace, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); andy and all matters appearing of record in Plat Book 5200, page 724; Cumberland Trace Homeowner's Association of record in Book 6218, page 528; Restrictive Covenants of record in Book 6218, page 528; all terms and provisions of the Master Deed and By-Laws of record in Book 6218, page 563; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, HOA, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Gregory P. Kirker by Sharon Doss, attorney in fact
Gregory P. Kirker by Sharon Doss, his attorney in fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon Doss, who is the attorney in fact for Gregory P. Kirker as per Durable Limited Power of Attorney recorded simultaneously herewith,** to me known to be the person described hereiin and who executed the foregoing instrument with full and proper authority, and acknowledged that she executed the same for the purposes therein contained as the attorney in fact for Gregory P. Kirker.

WITNESS my hand and Notarial Seal at office this 25th day of May, **2006.**

My commission expires 2/27/10

Christy D. Landrum
Notary Public

MAURY COUNTY, TENN. CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, ~~$115,000.00~~ $118,000 SP, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of May, **2006.**

Christy D. Landrum
NOTARY PUBLIC

My commission expires: 2/27/10

PROPERTY ADDRESS:
119 Cumberland Trace
Nashville, TN 37214

Name and address of new owner:
Edward M. Bigler
119 Cumberland Trace
Nashville, TN 37214

MAURY COUNTY, TENN. CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC