THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June, 2006 Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 1-26-2008 DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Scott Bauchiero	AmSouth Bank	MAP 171-03-0
4909 Manassas Circle	6070 Carothers Pkwy	PARCEL 074
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William A. Ellis and wife, Beverly J. Ellis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Scott Bauchiero and wife, Jessica Davenport Bauchiero**

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

Land in Davidson County, TN, being Lot No. 148 on the Plan of Section Three, Fredericksburg, of record in Book 7900, page 509; Book 7900, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. Ellis and wife, Beverly J. Ellis by deed from Radnor Homes, Inc. of record in Book 9514, page 646, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4909 Manassas Circle, Brentwood, TN 37027.**

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 hand(s) this the 19th day of June, 2006.

William A. Ellis

Beverly J. Ellis

Davidson County DEEDWARR
Recvd: 06/21/06 12:08 2 pgs
Fees:13.00 Taxes:1239.50
20060621-0074124

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 **William A. Ellis** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
1-26-008
DAVIDSON COUNTY, TENN.

Notary Public

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 **Beverly J. Ellis** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of June, 2006.

My Commission expires 1-26-08

JAMES A. WAECHTER
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
1-26-008
DAVIDSON COUNTY, TENN.

Notary Public