

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2006.

Notary Public
My commission expires: 6-27-09

Davidson County DEEDWARR
Recvd: 07/07/06 09:18 2 pgs
Fees:13.00 Taxes:296.00

20060707-0081474

Address of New Owner:	Send Tax Bills to:	Tax Information
Ross Winchel 1369 Holly Tree Gap Road Brentwood, TN 37027	New Owner	53-11/70

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Denise Myers, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ross Winchel , hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 21 and 22 of Block B, on the Plan of Life and Casualty Insurance Company Subdivision No. 3, as shown on plat of record in Plat Book 974, page 11, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lots 21 and 22 adjoin and front together 120 feet on the southerly side of Becker Avenue and run back between parallel lines 175 feet to a dead line in the rear on which they measure 120 feet.

Being part of the same property conveyed to Denise Myers in Instrument 20060301-0023769 recorded 3/1/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edsel R. Bailiff and wife, Lucy W. Bailiff, by deed from Roy G. Stephens and wife, Catherine Laverne Stephens, by deed of record in Book 2498, page 89, said Register's Office. The said Lucy W. Bailiff predeceased Edsel R. Bailiff and the above described real property was inherited by Veronic Denise Myers as his only child as set out in the matter of the Estate of Edsel Ray Myers, No. 05:-938, Probate Court for Davidson County, Tennesse.

Being the same property conveyed to Edsel R. Bailiff and wife, Lucy W. Bailiff by Deed of record in Book 2498, Page 89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 53-11/70; (2) All matters shown on Plat recorded in Book 947, page 11, all of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 118 Becker Avenue, Old Hickory, TN 37138

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 29th day of June, 2006.

Denise Myers

Denise Myers

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 Denise Myers, 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 Franklin, Tennessee, this 29th day of June, 2006.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006060188