Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/18/06 10:56 2 pgs
Fees:13.00 Taxes:887.63

20060818-0102107

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2006.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE

03-0607-33915

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Renee Rice 4200 Nebraska Avenue Nashville TN 37209	Americals Wholesale Lender 750 Old Hickory Blvd Ste180 Brentwood, TN 37027	103-04-0-190.00 10304019000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jarad L. Bingham and wife, Ellen Dame Roberds**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Renee Rice and Donovan Schultz**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 64, on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jarad L. Bingham, unmarried and Terry M. Bingham and wife, Cheryl Kathryn Bingham by deed from Earl Coleman Burgess and Patricia M. Powers, dated July 31, 1997, recorded August 4, 1997, of record in Book 10554, Page 946, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jarad L. Bingham and wife, Ellen Dame Roberds by Quitclaim Deed from Jarad L. Bingham, and Terry M. Bingham and wife, Cheryl Kathryn Bingham, dated March 26, 2004, recorded May 14, 2004, of record in Instrument No. 20040514-0056917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4200 Nebraska Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of August, 2006.

Jarad L. Bingham

Ellen Dame Roberds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jarad L. Bingham and Ellen Dame Roberds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of August, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09