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 $55,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2006.

Notary Public
My commission expires: 11-18-2009

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 08/21/06 08:49 2 pgs
Fees:13.00 Taxes:203.50
20060821-0102488

Address of New Owner:	Send Tax Bills to:	Tax Information
Ross Winchel 109 Riner Drive Old Hickory TN 37138	Same	53-16/41

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, Veronica Denise Myers, hereinafter referred to as Grantor(s), has bargained and sold, and does 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. 23, on the Plan of Dupontonia Park, as shown on plat of record in Plat Book 2900, page 47, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 23 fronts 105.0 feet on the southerly margin of Riner Drive and runs back between lines measuring 207.3 feet on the easterly line and 206.9 feet on the westerly line to a dead line in the rear measuring 105.0 feet thereon.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 Betty Ruth Dean of record in Book 5251, page 911, said Register's Office. The said Lucy W. Bailiff predeceased Edsel R. Bailiff and the above described real property was inherited by Veronica Denise Myers as his only child as set out in the matter of The Estate of Edsel Ray Myers, No. 05P-938, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Edsel R. Bailiff and wife, Lucy W. Bailiff by Deed of record in Book 5251, Page 911 recorded 2/10/1978, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) the dower, curtsey, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Real Estate taxes for the year 2006 and subsequent years. 7) All matters shown on Plat recorded in Book 2900, page 47; all matters of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 109 Riner Drive, 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 15th day of August 2006.

Veronica 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 Veronica 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 15th day of August 2006.

Notary Public

My Commission expires: 11-18-2009

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: TN2006060187