Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Brian D. Bauman
Shanna M. Bauman
2048 Stanford Village Drive
Antioch, TN 37013

SEND TAX BILL:
~~Grantee~~
Mortgagee

MORTGAGEE:
Pinnacle Nat Bank
211 Commerce St
Nash., TN 37201

MAP AND PARCEL:
MAP 173-11-0-A
PARCEL 013.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chandrica Newton n/k/a Chandrica Moore**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Brian D. Bauman and wife, Shanna M. Bauman**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One, Stanford Village, as of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Chandrica Newton, an unmarried woman, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated July 31, 2001, of record in Instrument No. 20010807-0084955, Register's Office for Davidson County, Tennessee. The said Chandrica Newton has since married and is now known as Chandrica Moore.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> Kenneth C. Moore, spouse of Chandrica Moore, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue his marriage to the said Chandrica Moore.

This is improved property known as 2048 Stanford Village Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that she is lawfully seized and

Davidson County DEEDWARR
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Fees:13.00 Taxes:710.40
20060906-0110230

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of August, 2006.

Chandrica Moore 8/30/06
Chandrica Newton n/k/a Chandrica Moore

Kenneth C. Moore 8/30/06
Kenneth C. Moore

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Chandrica Newton n/k/a Chandrica Moore and husband, Kenneth C. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of August, 2006.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

Brian Bauma
AFFIANT

Subscribed and sworn to before me
This 30th day of August, 2006.

Robert M. Tipp
NOTARY PUBLIC

My Commission Expires: 7-1908

ROBERT M. TIPP
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE