WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-20-07

(AFFIX SEAL)

BESSIE L. GIBSON Notary Public At Large RUTHERFORD COUNTY, TN

G-CB-06-1028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Davis	New Owner (NAME)	
1028 Aldersgate (ADDRESS)	(ADDRESS)	149-02-0B-037.00 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT C. BARNIAK AND WIFE, CHRISTINE M. BARNIAK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM DAVIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 158, PLAN OF PICCADILLY SQUARE, PHASE II, as shown on plat of record in Plat Book 6250, Pages 92, 93 and 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert C. Barniak and wife, Christine M. Barniak by Warranty Deed from David Joe Bounds and wife, Karen Latham Bounds, recorded on the 3rd day of June, 1993 in Deed Book 8969, Page 761, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) Book 6236, Page 683, Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 409, Book 6306, Page 833, Book 6496, Page 100, Book 6236, Page 708, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588 and Book 6300, Page 431, Book 6236, Page 703, Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423, Book 7288, Page 963, Plat Book 6250, Page(s) 92-94, Book 7883, Page 280, Book 6236, Page 726, Book 6295, Page 596, Book 6295, Page 602, Book 6300, Page 439; and c) instruments of record in any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1028 Aldersgate, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 8th day of September, 2006.

Robert C. Barniak

Christine M. Barniak

Davidson County DEEDWARR
Recvd: 09/18/06 09:16 2 pg:
Fees:13.00 Taxes:521.70

20060918-0114910

STATE OF ~~Tennessee~~ Pennsylvania
COUNTY OF ~~Davidson~~ Berks

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Barniak and Christine M. Barniak, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of September, 2006.

Notary Public

My Commission Expires: 12/2/08

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Inez C. Suarez, Notary Public
Wyomissing Boro, Berks County
My Commission Expires Dec. 2, 2008
Member, Pennsylvania Association Of Notaries

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903