Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/22/06 13:38 2 pgs
Fees:13.00 Taxes:528.87

20060922-0117824

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $142,939.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2006.

Notary Public
My commission expires: 1/23/10

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

02-0608-45068

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Braden B. Kane	American Home Mortgage	74-8-80
8100 Bonnafair Drive	538 Broadhollow Road	
Hermitage TN 37076	Melville, NY 11747	

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, Rickie W. Wells, Unmarried, and Robert Wells and wife, Shirley Wells, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Braden B. Kane, 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 Lot No. 669, on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, Pages 62-63, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rickie W. Wells and Robert Wells and wife, Shirley Wells by deed from Phyllis A. Pruett nka Phyllis A. Pruett Campbell and husband, John M. Campbell, dated 3-03-95, recorded 3-08-95, of record in Book 9613, Page 608, 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 8100 Bonnafair Drive, Hermitage, TN 37076

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 19th day of September, 2006.

Rickie W. Wells

Rickie W. Wells

Robert Wells by Rickie W. Wells Attorney in fact

Robert Wells

Shirley Wells by Rickie W. Wells Attorney in fact

Shirley Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rickie W. Wells, 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 Brentwood, TN, this 19th day of September, 2006.

State of Tennessee at Large

My Commission expires :

1/23/10

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 Rickie W. Wells, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Robert Wells and Shirley Wells, and that he is authorized by Robert Wells and Shirley Wells, to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 19th day of September, 2006.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

1/23/10