Davidson County DEEDWARR
Recvd: 12/27/06 13:09 2 pgs
Fees:13.00 Taxes:225.70

20061227-0159292

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 $61,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December 2006.

Notary Public
My commission expires: 11-22-2010

DANIELLE GRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ross Winchel	Cumberland Bank	108-03-0-134.00
1106 Waggoner Court W	5120 Maryland Way	
Nashville, TN 37214	Brentwood, TN 37027	

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, **James Roberts**, hereinafter referred to as Grantor(s), have bargained and sold, and do 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. 134-A, on the Plan of Zone Lot Division, Patio Villa, Section Six, as shown on plat of record in Plat Book 6250, page 489 as amended in Book 6250, page 570 and 571, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James Roberts in Instrument 20061129-0147377 recorded 11/29/2006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carla M. Hultgren by Deed of record in Book 8623, Page 756 recorded 5/11/1992, Register's Office for Davidson County, Tennessee.

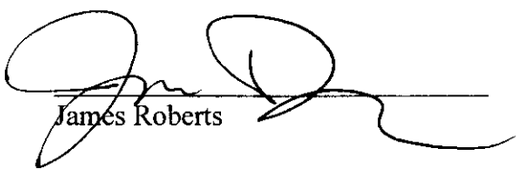
This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. Tax Parcel No. 108-03-0-134.00 2) All matters shown on Plat recorded in Book 6250, page 489 as amended in Book 6250, page 570 and 571. 3) Restrictive Covenants of record in Book 6555, page 576, all of record in the Register's office for Davidson County, Tennessee.

This property is improved property known as 1106 Waggoner Court W, Nashville, TN 37214

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 14th day of December 2006.

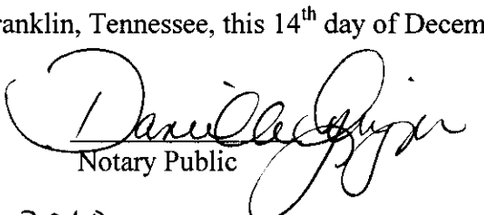


James Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

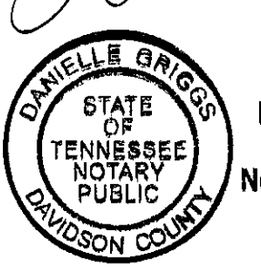
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Roberts**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of December 2006.



Notary Public

My Commission expires: 11-22-2010



My Commission Expires November 22, 2010

FILE NO: TN2006120316