Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CO.
3310 WEST END AVE
NASHVILLE, TN 37

Davidson County DEEDWARR
Recvd: 01/03/07 15:29 2 pgs
Fees:13.00 Taxes:706.70

20070103-0001369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $191,000.00

Deonna Eshelman
Affiant

Subscribed and sworn to before me, this 29th day of December 2006.

Notary Public
My commission expires: 1-26-07

Address of New Owner:	Send Tax Bills to:	Tax Information
Christine Riney 307 Due West Ave Madison TN 37115	New Owner	051-07-0-083.00

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 Douglas W. Eshelman, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Christine Riney, an unmarried person, 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. 8, on the Plan of Oakland Acres, Section 1, as shown on plat of record in Plat Book 1424, page 53, 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 Douglas W. Eshelman in Instrument 20060320-0031791 recorded 3/20/2006, 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. 051-07-0-083.00 2) All matters shown on Plat recorded in Book 1424, page 53.

This property is improved property known as 307 Due West Ave, Madison, Tennessee 37115

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 29th day of December, 2006.

Douglas W. Eshelman by Diane Mason, attorney in fact
Douglas W. Eshelman
By: Diane Mason, Attorney In Fact

April L. Eshelman by Diane Mason, attorney in fact
April L. Eshelman
By: Diane Mason, Attorney In Fact
Who joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of December, 2006, before me personally appeared Diane Mason to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Douglas W. Eshelman and April L. Eshelman acknowledged that such person executed the same as the free act and deed of Douglas W. Eshelman and April L. Eshelman.

Carolyn A James
Notary Public

My Commission expires 11/22/08

CAROLYN A. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FILE NO: WG1551