THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 26861DJ

Davidson County DEEDWARR
Recvd: 02/07/07 11:01 2 pgs
Fees:13.00 Taxes:488.03
20070207-0016001

MAP/GROUP/PARCEL: 086-12-0-107.00

NEW OWNER'S NAME AND ADDRESS:
Brandy Clinard & Christopher Clinard
1024 Saddlestone Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
ABN AMRO Mortgage Group
2600 W. Big Beaver Rd.
Troy, MI 48084
ATTN: Clerical Dept.
MI904-450

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

Christopher J. Bischoff, hereinafter called Grantor, does hereby transfer and convey unto,

Brandy Clinard and Christopher Clinard, wife and husband, their heirs and assigns,

hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 14, on the Final Plat of Rockwood Estates, as shown on plat of record in Plat Instrument No. 200001013-0102078, 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 Christopher J. Bischoff in Instrument 20030813-0116677 recorded 8/13/2003, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 1024 Saddlestone Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Christopher J. Bischoff

Colorado
STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILSON~~
ARAPAHOE

PERSONALLY appeared before me, the undersigned authority, **Christopher J. Bischoff**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Greenwood Village, Colorado on this the 5th day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-14-2007

STEVEN ZAUGG NOTARY PUBLIC STATE OF COLORADO

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value whichever is greater for this transfer is $131,900.00.

AFFIANT

Sworn to and subscribed before me, this the 5th day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/26/08

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY