Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $231,275.00

William S. Bachman III
Affiant

Subscribed and sworn to before me, this 23rd day of March 2007.

Amy Cross Nance
Notary Public
My commission expires: 4/21/07

Amy Cross Nance State of Tennessee Notary Public Williamson County

Davidson County DEEDWARR
Recvd: 03/23/07 16:01 2 pgs
Fees:13.00 Taxes:855.72
20070323-0035557

Address of New Owner:	Send Tax Bills to:	Tax Information
William S. Bachman, III 5012 Maywood Dr. Nashville TN 37211-0000	Professional Mortgage Group, 222 Robert Rose Dr. Murfreesboro, TN 37129	146-12-000900

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 William A. Reed and wife, Shirley M. Reed, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to William S. Bachman, III and wife, Vita A. Kvitko-Bachman, 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:

Being Lot No. 371 on the Plan of Crieve Hall Estates, Section 5, of record in Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley S. Fryer, a single person, by deed from Bruce Stephen Beasley et ux, Glenda Beasley, dated June 17, 1975, of record in Book 4925, Page 404, Register's Office for Davidson County, Tennessee. Shirley S. Fryer, now Fey, having since conveyed her interest by Quitclaim deed to Shirley S. Fey and husband, John A. Fey, (Shirley S. Fryer and John A. Fey having since married), dated January 27, 1983, of record in Book 5999, Page 492, Register's Office for Davidson County, Tennessee. John A. Fey having since conveyed his interest by Quitclaim deed to Shirley S. Fey, an unmarried person, dated October 22, 1985, of record in Book 6697, Page 334, Register's Office for Davidson County, Tennessee. Shirley S. Fey (now known as Shirley M. Reed) having since conveyed her interest by Quitclaim deed to William A. Reed et ux, Shirley M. Reed, dated June 7, 1993, of record in Book 8978, Page 8, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) Easement for Sanity Sewer and/or Storm Drain as set forth in instrument recorded in Book 5622 Page 888 3) All matters appearing on plan of Crieve Hall Estates of record in Book 2133 Page 91, Register's Office for Davidson County, Tennessee

This property is improved property known as 5012 Maywood Dr., Nashville, Tennessee 37211-0000

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 23rd day of March, 2007.

William A. Reed

Shirley M. Reed

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 William A. Reed and Shirley M. Reed, 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 Brentwood, Tennessee, this 23rd day of March, 2007.

Notary Public

My Commission expires: 4/21/07

FILE NO: WG1567

Amy Cross Nance
State of Tennessee Notary Public
Williamson County