Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 03/27/07 12:04 2 pgs
Fees:13.00 Taxes:240.50
20070327-0036547

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of February 2007.

Notary Public
My commission expires: 6-27-09

Address of New Owner:	Send Tax Bills to:	Tax Information
Debra Edwards	Choice One Mortgage	053-11-0-070.00
118 Becker Avenue	639 East Main Street B-106	
Old Hickory, TN 37138	Hendersonville, TN 37075	

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, **Ross Winchel**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Debra Edwards**, 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 22, FINAL PLAT, REVISION TO LOTS 21 & 22 SUBDIVISION NO. 3 OF LIFE & CASUALTY INSURANCE CO. PROPERTY, as shown on plat of record in instrument No. 20061101-0135838, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Ross Winchel by Warranty Deed from Denise Myers, recorded on the 7th day of July, 2006 in Instrument No. 20060707-0081474, in the Register's Office of Davidson County, Tennessee. Being also part of the same property conveyed to Denise Myers by Quitclaim Deed from Alisha L. Elder, Trustee, recorded the 1st day of March, 2006, in Instrument No. 20060301-0023769, Register's Office for Davidson County, Tennessee.

Being part of the same property inherited by Veronica Denise Myers from the Estate of Edsel Ray Bailiff in Probate Court for Davidson County, Tennessee, Case # 05P-938. Being also part of the same property conveyed to Edsel R. Bailiff and wife, Lucy W. Bailiff by Warranty Deed from Roy G. Stephens and wife, Catherine Laverne Stephens, recorded the 28th day of March, 1956, in Book 2498, Page 89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). 2) Matters appearing on the plat recorded in Instrument No. 20061101-0135838, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A". 3) Easement recorded in Book 9013, Page 400, all of record in the Register's office in Davidson County, Tennessee.

This property is improved property known as 118 Becker Avenue, Old Hickory, TN 37138

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 22nd day of February 2007.

Ross Winchel

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 **Ross Winchel**, 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 22nd day of February 2007.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2007020358