Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/03/07 14:58 1 pgs
Fees:13.00 Taxes:666.00

20070503-0053335

WARRANTY DEED

Preparer's File #-07D0232

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2007.

(Affix Seal) Notary Public

My Commission Expires:

AMY FREDRICKSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Roland Bayer, married	Access National Mortgage	173-15-A-38CO
1241 Bending Creek Drive	1800 Robert Fulton Drive, suite 350	
Antioch, TN 37013	Reston, VA 20191	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JASON MINOR AND WIFE, AMANDA MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID ROLAND BAYER, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 173-15-A-38CO

Being Lot No. 38, as shown on the "Final Plat of Mill Run Subdivision, Phase 1", of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason Minor, unmarried and Amanda Byrd, unmarried by deed from NVR, Inc. of record in Instrument No. 20010801-0081685, filed on 08-01-01, and the same property further conveyed to Jason Minor and Amanda Minor by Quit Claim Deed from Jason Minor Amanda Byrd (now married to Jason Minor and known as Amanda Minor) of record in Instrument No. 20030306-0029790, filed on 03-06-03, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1241 Bending Creek Drive, Antioch, Tennessee 37013**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this **30th** day of **April, 2007**:

Jason Minor

Amanda Minor

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 JASON MINOR AND WIFE, AMANDA MINOR, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of April, 2007.

Notary Public

My Commission Expires: 06/29/2010

AMY FREDRICKSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON