THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/16/07 15:31 2 pgs
Fees:13.00 Taxes:342.25
20070516-0058808

ADDRESS NEW OWNER
R. Brian Oldham
4786 Trenton Drive
Hermitage, TN 37076

SEND TAX BILLS
Owner

MAP-PARCEL:
075-04-0-230.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donald A. Bernhardt, widowed,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **R. Brian Oldham and wife, Jennifer Oldham, with ½ undivided interest, and Daryl Spicer and wife, Dina Spicer with ½ undivided interest** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 549 on the Plan of Tulip Grove, Section Nine, as of record in Plat Book 4675, Page 135, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donald A. Bernhardt and wife, Winifred W. Bernhardt by deed of record from Miller Kimbrough, Trustee, dated June 7, 1982 of record in Book 5898, Page 476, Register's Office, Wilson County, Tennessee. (The said Winifred W. Bernhardt, now being deceased.)

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4846, Page 924; easements, covenants and conditions as shown on the plan of record in Plat Book 4675, Page 135, Register's Office, Wilson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4786 Trenton Drive Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 Grantees, 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 our hands this 14th day of May, 2007.

Donald A. Bernhardt

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald A. Bernhardt, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-11-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $92,500.00.

AFFIANT

Subscribed and sworn to before me this 14th day of May, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-11-07