THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTY 109 WESTPARK DRIVE, SUITE 290 BRENTWOOD, TN 37027 NOTARY PUBLIC AT LARGE ROBIN S. EDWARDS DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 28, 2007	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00 Deborah L Cable Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 2005 Robin S. Edwards Notary Public MY COMMISSION EXPIRES: 3/28/07 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney H. Waugh	SunTrust Mortgage, Inc.	MAP 116-8-H
195 Moultrie Park	201 4th Avenue North, 7th Floor	PARCEL 195
Nashville, TN 37205	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Frank Hutchison, Executor of the Estate of Frances B. Hutchison**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitney H. Waugh and wife, Julie E. Waugh**

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:

Land in Davidson County, Tennessee, being a certain building site being Lot No. 195 as shown on the Plan of Sugartree, Phase III, which is of record in Plat book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and in Book 5268, page 93, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Frances B. Hutchison, unmarried by deed from Mrs. Elizabeth Howell Oliver, unmarried of record in Book 10334, page 752, Registers office for Davidson County, Tennessee. The said Frances B. Hutchison having since died, testate. The Last Will & Testament of Frances B. Hutchinson was filed for probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in File No. O49.1935. Said Last Will & Testament grants the Executor of the Estate of Frances B. Hutchison power to sell, lease, encumber and otherwise convey all or any portion of such real property or interest therein without the joinder of any beneficiary of (the) estate or the approval of any court.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **195 Moultrie Park, Nashville, TN 37205.**

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 _____ hand( ) this the 1st day of June, 2005.

Frank Hutchison Executor

Frank Hutchison, Executor of the Estate of Frances B. Hutchison

Davidson County DEEDWARR
Recvd: 06/07/05 11:27 2 pgs
Fees:13.00 Taxes:1961.00

20050607-0064920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, FRANK HUTCHISON, with whom I am personally acquainted, and who acknowledged himself to be the Executor for the Estate of Frances B. Hutchison and that he as such Executor being authorized so to do, executed the forgoing instrument for the purposes therein contained by signing as Executor of the Estate of Frances B. Hutchison.

Witness my hand, at office, this 16 day of June, 2005.

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires:

May 24, 2008