Davidson County DEEDWARR
Recvd: 06/10/05 09:17 3 pg:
Fees:18.00 Taxes:695.60
20050610-0066470

*This instrument prepared by:*
*Fidelity Residential Solutions*
*211 N. Broadway*
*Suite 2270*
*St. Louis, MO 63102*
*434950 1297554*
*Cindy Womack*

# CORPORATE WARRANTY DEED

| ADDRESS NEW OWNER(s) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME) Jason P. & Shauna L. Gagner | (NAME) Same | 126-15-0-A-113.0000 |
| (STREET ADDRESS OR ROUTE NUMBER) 7993 Boone Trace | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP) Nashville TN 37221 | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, National Residential Nominee Services Inc. have this day bargained and sold, and do hereby transfer and convey unto the said* Jason P. Gagner and wife, Shauna L. Gagner _____ *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

*See Attached Exhibit "A".*

*STATE OF*
*COUNTY OF* DAVIDSON *The actual consideration or value whichever is greater, for this transfer is $* 188,000.00.

*Affiant* Sam M Broom

*Subscribed and sworn to before me this the* 20 *day of* May, 2005.

*Notary Public* _____

*My commission expires:* (Affix Seal)

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

*This is unimproved ( ), known as 7993 Boone Trace, Nashville, TN 37221*
*improved (X)*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*Whenever 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 hand this* 12th *day of* May, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

*National Residential Nominee Services Inc.*

*By:* Cynthia A Womack

*Printed Name: Cynthia A. Womack*

*Its: Vice President*

*(Corporate Seal)*

***STATE OF MISSOURI***
***COUNTY OF ST. LOUIS CITY***

*Before me, Suzanne Buescher, a Notary Public of the State and County aforesaid, personally appeared Cynthia A. Womack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President of the National Residential Nominee Services Inc., the within named bargainor, a corporation, and that she as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.*

*Witness my hand and official seal, at office in* St. Louis, MO, *this* 12 *day of* May, 2005.

Suzanne Buescher

*(This area for official notarial seal)*

*Notary Public Suzanne Buescher*
*My Commission Expires: 04/29/06*

SUZANNE BUESCHER
Notary Public - Notary Seal
STATE OF MISSOURI
ST. CHARLES COUNTY
MY COMMISSION EXP. APR. 29, 2006

Exhibit "A": Legal Description.
National Residential Nominee Services, Inc.

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

Being Lot No. 253 on the plan of Boone Trace at Biltmore, Section 2, of record in Book 9700, page 317, as amended in Book 10995, page 618, 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 National Residential Nominee Services, Inc. by Warranty Deed from Jian Wang and wife, Can Zhao, dated May 7, 2005 and recorded contemporaneously herewith as Instrument Number _____, in the Register's Office for Davidson County, Tennessee.

* 20050610-0066469