RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/24/05 11:26 2 pgs
Fees:13.00 Taxes:826.95
20050624-0072859

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00

Jeffrey P. Fuller
Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: 10/17/05
(AFFIX SEAL)

G-CD-05-1401

THIS INSTRUMENT WAS PREPARED BY
FOUNTAIN E-ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey P. Fuller	Wachovia Mortgage Corporation (NAME)	
1401 Dallas Avenue	210 Wildwood Parkway #100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Birmingham, AL 35209	118-01 58.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SCOTNEY DOUGLAS EVANS AND LISA EVANS(AKA LISA EINSTMAN), HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY P. FULLER, unmarried, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE WESTERLY 45 FEET OF LOT NO. 31 ON THE MAP OF VICTORIA PLACE, OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 45 FEET ON THE SOUTHSIDE OF DALLAS AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 130.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SCOTNEY DOUGLAS EVANS AND LISA EINSTMAN, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM RANDALL A. PARSONS, UNMARRIED, RECORDED ON THE 30TH DAY OF JULY, 1996 IN DEED BOOK 10137, PAGE 645, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Lisa Einstman has since married and is now known as Lisa Evans.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 332, Page 10, said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1401 Dallas Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 22nd day of June, 2005.

Scotney Douglas Evans

Lisa Evans

STATE OF Tennessee
COUNTY OF Davidson

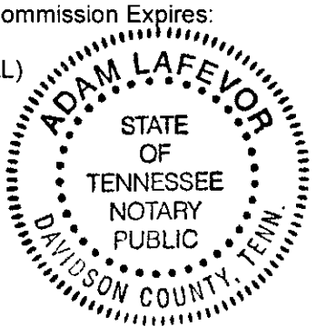
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scotney Douglas Evans and Lisa Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand ~~and official seal~~, this the 22nd day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903