Davidson County DEEDWARR
Recvd: 11/02/05 10:20 2 pgs
Fees:13.00 Taxes:469.90

20051102-0132390

WARRANTY DEED

G-CD-05-00704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 3.6.06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Hull	CitiMortgage, Inc.	
704 Groves Park Road (ADDRESS)	1000 Technology DR. (ADDRESS)	83-7-198
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	O'Fallon, MO 63368 (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 TOMMY A. ROYSTON,AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA HULL, 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 LOT NO. 45, ON THE MAP OF ROLLING ACRES, NO. TWO, SECTION ONE, A PART OF THE TILLMAN HOME TRACT, AS OF RECORD IN BOOK 1424, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO TOMMY A. ROYSTON, AN UNMARRIED MAN BY WARRANTY DEED FROM THOMAS E. ATKINSON AND WIFE, SANDRA L. ATKINSON, RECORDED ON THE 27TH DAY OF APRIL, 2000 IN INSTRUMENT NO. 200004270041937, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1424, page 45, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 704 Groves Park Road, Nashville, Tennessee 37206
(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 28th day of October, 2005.

Tommy A. Royston

STATE OF Tennessee
COUNTY OF Davidson

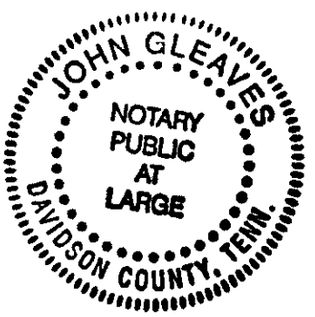
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy A. Royston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903