STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Subscribed and sworn to before me, this 30th day of September, 2005.

My Commission Expires: 1/27/07

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS., INC.
TWO BRENTWOOD COMMONS, STE 150
750 OLD HICKORY BLVD.
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 11/15/05 14:56 2 pgs
Fees:13.00 Taxes:739.63

20051115-0138150

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: GEORGE D. BADGETT, JR. MAMIE L. SMITH-FAUST		NAME: GEORGE D. BADGETT, JR. MAMIE L. SMITH-FAUST	
STREET ADDRESS: 2426 BROADVIEW DRIVE		STREET ADDRESS: 2426 BROADVIEW DRIVE	
CITY: NASHVILLE	STATE: TENNESSEE	CITY: NASHVILLE	STATE: TENNESSEE
ZIP CODE: 37217		ZIP CODE: 37217	
MAP & PARCEL NO.: 149-03-0-B-032.00CO			

FOR AND IN 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, TIMOTHY C. FUSCO AND SARA K. FUSCO HUSBAND AND WIFE.

HEREINAFTER CALLED GRANTORS HAVE, BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO GEORGE D. BADGETT, JR. AND TIFFANY BADGETT, HUSBAND AND WIFE, AND MAMIE L. SMITH-FAUST

HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 53 ON THE PLAN OF PHASE ONE KENDALL PARK, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 200007280074429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY C. FUSCO AND WIFE, SARA K. FUSCO BY WARRANTY DEED FROM CORINTHIAN CUSTOM HOMES, INC., DATED 11/15/02, RECORDED 11/15/02, AS DOCUMENT NO. 200211150142313, DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2426 BROADVIEW DRIVE, NASHVILLE, TN 37217

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, 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..

WITNESS OUR HANDS THIS 30TH DAY OF SEPTEMBER, 2005.

TIMOTHY C. FUSCO

SARA K. FUSCO

State of TENNESSEE } ss
County of DAVIDSON

On this the 30th day of September, 2005, before me, the undersigned Notary Public, personally appeared **Timothy C. Fusco and Sara K. Fusco**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

WARRANTY DEED