Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/05 14:29 2 pgs
Fees:13.00 Taxes:1254.30

20051212-0149134

DEBORAH H. BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 339,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF DECEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/25/2006

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01201 HULGAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Scott R. Holloway and Paige T. Holloway	SunTrust Mortgage, Inc.	MAP:
3910 Albert Drive	P.O. Box 79041	Parcel:118-13 160.00
Nashville, TN 37204	Baltimore, MD 21279-0041	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TODD M. HULGAN, AND WIFE, DANIELLE F. HULGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SCOTT R. HOLLOWAY, AND WIFE, PAIGE T. HOLLOWAY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3910 Albert Drive, Nashville, TN 37204

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 9th day of December, 2005.

Todd M. Hulgan

Danielle F. Hulgan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, TODD M. HULGAN AND DANIELLE F. HULGAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 9th day of December, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 22, LIPSCOMB HEIGHTS, as shown on plat of record in Plat Book 2083, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Todd M. Hulgan and wife, Danielle F. Hulgan by Warranty Deed from Garry R. Quarles, recorded on the 30th day of May, 2000 in Instrument No. 200005300053557, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083, Page 61, said Register's Office, which Plan shows a 40 foot minimum building setback line from Albert Drive and Albert Court and a 10 foot easement for public utility purposes along the easterly line(s) of said lot.