STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $569,500.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2005.

Notary Public

My commission expires:
5/17/08

WILLIAM J. BLACKBURN, JR. NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

Davidson County DEEDWARR
Recvd: 12/15/05 12:07 2 pgs
Fees:13.00 Taxes:2107.15
20051215-0150696

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Todd Hulgan **Danielle Hulgan**	**New Owner**	**132-14-0-043.00**
888 Robertson Academy Road		
Nashville, Tennessee 37220		

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 ACKNOWLEDGE, WE,

Trajan H. Carney, IV and wife, Eve B. Carney

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

Todd Hulgan and wife, Danielle Hulgan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 55 on the Map of Oak Hill Valley of record in Book 1835, pages 15 and 16, Register's office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Trajan H. Carney, IV and wife, Eve B. Carney by deed from Eleanor C. Jeffords, unmarried, of record at Instrument #20020130-0012714, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1788, page 186; BOok 1809, page 539 and Book 1908, page 77, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7322, page 338, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 888 Robertson Academy Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 in 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. 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 8th day of December, 2005.

Trajan H. Carney, IV

Eve B. Carney

STATE OF District of Columbia
COUNTY OF District)

Personally appeared before me, a Notary Public of said County and State, Trajan H. Carney, IV and wife, Eve B. Carney, the within named Grantors, 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, at office, this 8th day of December, 2005.

Notary Public

My Commission Expires: 11.30.2006

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067