This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050833

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

Davidson County DEEDWARR
Recvd: 12/27/05 14:07 2 pgs
Fees:13.00 Taxes:662.30

20051227-0154111

Send Tax Bills To:
Hugh Hollon
3920 Waterford Way
Antioch, TN 37013

New Owner is:
Hugh Hollon
3920 Waterford Way
Antioch, TN 37013

MAP: 137-13-O-A
PARCEL: 78.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Douglas V. Ruos, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hugh L. Hollon, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 78, Peninsula Point, Section Two, Planned Unit Development, as shown on plat of record in Plat Book 8250, page 733, 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 Douglas V. Ruos, unmarried by Warranty Deed from Tiffany Post, unmarried, dated 3/28/05, recorded 4/5/05, in Instrument No. 200504050036806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 8250, page 733; Book 9943, page 908; Book 10453, page 287; Book 3910, page 247; Book 3975, page 452; Book 3852, page 639; Book 342, page 600, in the Register's Office, Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

DVR Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of December, 2005.

GRANTOR:

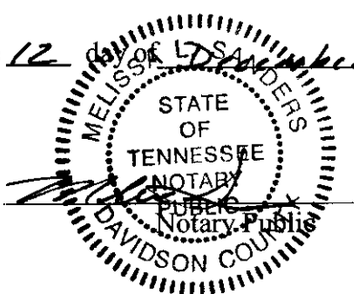
Douglas V. Ruos

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Douglas V. Ruos, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12 day of December, 2005.



Notary Public

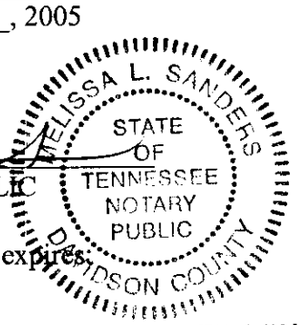
My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

SWORN TO and subscribed
before me this 12 day of
December, 2005



NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008