This instrument was executed pursuant to a Power of Attorney being recorded simultaneously herewith.

TAMMY J. SILCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2006.

NOTARY PUBLIC: Tammy J. Silcer
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua James Ulmer and Amber M. Ulmer		Map 44-11 Parcel 124

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, we,

Melissa M. Sanker and husband, Dustin L. Sanker by and throught Terry Black, Attorney in Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joshua James Ulmer and wife, Amber M. Ulmer

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:

Being Lot No. 61, on the Plan of Section "A", Village of Old Hickory, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melissa M. Sanker and husband, Dustin L. Sanker by deed from Michael W. Huffines and Reba H. Huffines, husband and wife, dated September 27, 2004, and of record in Instrument Number 20040930-0117630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 1712, Page 514, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for public utilities reserved by Developer in Book 1712, Page 514, Register's Office for Davidson County, Tennessee.

This is improved property known as: 503 Lawrence Street, Old Hickory, TN 37138
(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 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. 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(s) this 20TH day of January, 2006.

Davidson County DEEDWARR
Recvd: 01/24/06 13:14 2 pgs
Fees:13.00 Taxes:344.10

20060124-0009242

Melissa M. Sanker by Terry Black, Attorney in Fact
Melissa M. Sanker by Terry Black, Attorney in Fact

Dustin L. Sanker by Terry Black, Attorney in Fact
Dustin L. Sanker by Terry Black, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Black, Attorney-in-Fact for Melissa M. Sanker, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Melissa M. Sanker for the purposes therein contained.

WITNESS my hand and official seal this 20 day of January, 2006

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Black, Attorney-in-Fact for Dustin L. Sanker, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Dustin L. Sanker for the purposes therein contained.

WITNESS my hand and official seal this 20 day of January, 2006

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076