WARRANTY DEED

G-VRE-06-1912

ADAM LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Hagewood	Suntrust Mortgage, Inc.	
1912 Boscobel Street	(NAME) 201 4th Avenue North/ 7th Floor	83-14-343.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY B. BULLARD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS HAGEWOOD AND WIFE, AMY RIDINGS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 389 ON THE PLAN OF EDGEFIELD LAND COMPANY'S THIRD SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 389 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BOSCOBEL STREET, FORMERLY ROTHSCHILD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM VIRGIL RAY PARHAM AND WIFE, GLORIA PARHAM TO KENNETH F. SCHNEIDER AND GREGORY B. BULLARD, BOTH UNMARRIED AS RECORDED ON THE 12TH DAY OF APRIL, 1999 IN BOOK 11429, PAGE 78 AND QUITCLAIM DEED FROM THEODORE SCHNEIDER AND WIFE, JANET SCHNEIDER TO GREGORY B. BULLARD, UNMARRIED AS RECORDED ON THE 7TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031007-0147852, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/27/06 13:42 2 pgs
Fees:13.00 Taxes:1163.65

20060127-0010768

unimproved ( )
This is improved (X) property, known as 1912 Boscobel Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of January, 2006.

Gregory B. Bullard

STATE OF Tennessee
COUNTY OF Davidson

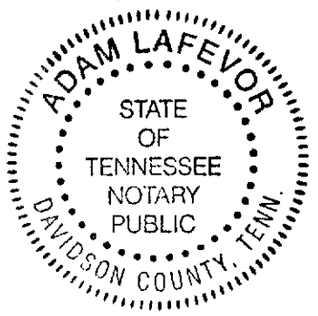
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory B. Bullard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of January, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903