This instrument prepared by and return to:

FEARNLEY & CALIFF, PLLC
565 Marriott Drive, Suite 850
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 01/30/06 14:33 2 pgs
Fees:13.00 Taxes:399.23

20060130-0011472

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of January, 2006, by and between JAMES R. NEWSOM and wife, CHERYL B. NEWSOM, party of the first part, and BILLY ALLEN FUQUA, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 26, TAIGAN'S COURT, of record in Book 6900, Page 710, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to JAMES R. NEWSOM and wife, CHERYL B. NEWSOM, by Quit Claim Deed dated January 23, 2006, and filed for record under Instrument Number 20060130001471 **, in the Register's Office of Davidson County, Tennessee. BEING previously conveyed to TAIGAN'S COURT TRUST, STEVEN SCHEIBE, Trustee, by Deed dated December 3, 2005, and filed for record under Instrument Number 20060113-0005286, and conveyed to JAMES R. NEWSOM and wife, CHERYL B. NEWSOM, by Deed dated March 24, 1999, and filed for record in Book 11407, Page 289, all in the above Register's Office.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 6900, Page 710, of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James R. Newsom
JAMES R. NEWSOM

Cheryl B. Newsom
CHERYL B. NEWSOM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of January, 2006, before me personally appeared JAMES R. NEWSOM and CHERYL B. NEWSOM, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at office this 23rd day of January, 2006.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN.

My Commission Expires: 5/16/06

Property Owner & Address : BILLY ALLEN FUQUA
2632 Taigan's
Nash. Tn 37218

Tax Parcel No.: 070-06 73.00

Property Address: 2632 Taigan's Court
Nashville, TN 37218

MAIL TAX BILLS TO: Billy Allen Fuqua
2632 Taigan's
Nashv Tn 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $107,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Billy A. Fuqua
AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of January, 2006.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TENN.

My Commission Expires: 5/16/06