WARRANTY DEED

B-HDH-06-1201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-25-06

(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
Dave Engstrom	Access National Mortgage	
1201 Lillian Street	(NAME) 1800 Robert Fulton Drive, Suite 350	83-13-123
(ADDRESS) Nashville, TN 37206	(ADDRESS) Reston, VA 20191	
(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 WILLIAM L. BAUGHER, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVE ENGSTROM, unmarried, 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, TENNESSEE, BEING THE SOUTH PART OF LOT NO. 97 ON THE PLAN OF EAST EDGEFIELD, OF RECORD IN PLAT BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT FRONTS 50 FEET ON THE NORTHERLY SIDE OF LILLIAN STREET AND RUNS BACK BETWEEN PARALLEL LINES, 106 FEET, TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. BAUGHER BY WARRANTY DEED FROM MALCOLM JAY CRAIG, UNMARRIED AND PHILLIP R. CRAIG AND WIFE, MARTHA ANNETTE CRAIG, RECORDED ON THE 7TH DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021107-0137231, 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.

unimproved ( )
This is improved (X) property, known as 1201 Lillian 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 31st day of January, 2006.

William L. Baugher

Davidson County DEEDWARR
Recvd: 02/10/06 12:23 2 pg
Fees:13.00 Taxes:316.35

20060210-0016594

STATE OF Tennessee
COUNTY OF Davidson

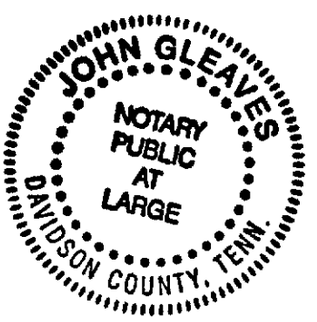
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William L. Baugher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 31st day of January, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903