RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Natalie Killgore Langlinais	SunTrust Mortgage, Inc.	Map 83
1807 Ordway Place	201 Fourth Ave. North	Group 6
Nashville, TN 37206	Nashville, TN 37219	Parcel 144

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

Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust dated September 21, 2004

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Natalie Killgore Langlinais and husband, Phillip Brian Langlinais
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 the southerly 50 feet of Lot No. 22 on the Plan of Beaumont Place, as of record in Book 332, Page 38, Register's Office for said County.

Said southerly part of said lot fronts 50 feet on the westerly side of Scott Avenue and runs back between lines with the northerly margin of Beaumont Street 165 feet 8 inches, more or less, to an alley measuring 50 feet thereon.

BEING part of the same property conveyed to Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust dated September 21, 2004 by Quitclaim Deed from Ronald Alton Hasty, of record in Instrument 20041012-0122798, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 38, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 201 Scott Avenue, Nashville, TN 37206

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 my hand this 24th day of February, 2006.

Ronald Alton Hasty Revocable Living Trust

BY: Ronald Alton Hasty, Trustee

Davidson County DEEDWARR
Recvd: 03/01/06 09:42 2 pgs
Fees:13.00 Taxes:444.00

20060301-0023385

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald Alton Hasty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Trustee respectively of the Ronald Alton Hasty Revocable Living Trust dated September 21, 2004 the within named bargainer, and that he/she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing Ronald Alton Hasty as such Trustee.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of February, 2006.

My Commission Expires: 1-27-07

Notary Public

