(1) mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

WARRANTY DEED

B-HDH-06-1623

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Kristi L. Whitten
Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 14, 2008

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
Kristi L. Whitten	GMAC Mortgage Corp. (NAME)	
1623 Boscobel St.	16 Cadillac Drive Ste. 150	83-14-243
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood TN 37027	
(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 JULIE SENECAL AND HUSBAND, AARON SENECAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTI L. WHITTEN, 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 WESTERLY 50.0 FEET OF LOT NO. 97 ON THE EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ELIZABETH MARIE WILEE AKA ELIZABETH WILEE SIMS, MARRIED TO JULIE SENECAL AS RECORDED ON THE 13TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030813-0116612 AND QUITCLAIM DEED FROM JULIE SENECAL TO JULIE SENECAL AND HUSBAND, AARON SENECAL AS RECORDED ON THE 10TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050210-0015523, 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 1623 Boscobel St., 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 24th day of February, 2006.

Julie Senecal

Julie Senecal

Aaron Senecal

Davidson County DEEDWARR
Recvd: 03/01/06 12:05 2 pgs
Fees:13.00 Taxes:510.60
20060301-0023545

STATE OF Tennessee
COUNTY OF Davidson

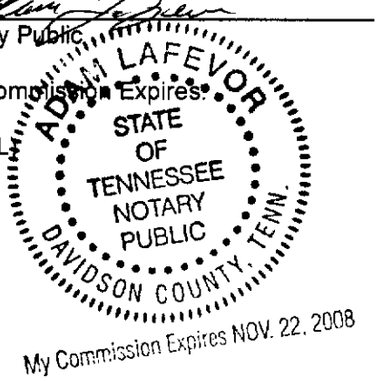
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Senecal and Aaron Senecal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 24th day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903