RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Suite 5
Brentwood, TN 37027

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,200.00 David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2006.

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, TN 47027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Burroughs 2940 Baby Ruth Ln. #3 Anitoch, TN 37013	~~Same as New Owner~~ Sun Trust Mortgage, Inc. 201 4th Ave. 7th Floor Nashville, TN 37219	163-11-0E-030.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTEEN THOUSAND TWO HUNDRED and NO/100 ($113,200.00) DOLLARS and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **Diego R. Fua, Unmarried** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **James Burroughs,** Unmarried, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in **Davidson** County, Tennessee, and being further described as follows, to-wit:

Being all of Unit No. 3, OAK GROVE TOWNHOMES, according to survey and plat of same appearing of record in Instrument No. 200211260146722, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Diego R. Fua by Deed dated 9/25/2003, of record in Instrument No. 20031020-0154512 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is

Davidson County DEEDWARR
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Fees:13.00 Taxes:418.84
20060303-0025113

unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 28th day of February, 2006.

Diego R. Fua

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby certify that on this 28th day of February, 2006, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the above named Seller(s), known to me or satisfactorily proved to be the person(s) whose names are subscribed to the within Correction Agreement-Limited Power of Attorney and acknowledge that he/she/they executed the same for the purposes therein contained.

Witness my hand and official seal at office, this the 28th day of February, 2006.

Notary Public

My commission expires: 9/30/06

JANE GRABER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006