WARRANTY DEED

ALL-STAR TITLE
120 DONELSON PIKE
SUITE 201
NASHVILLE, TN 37214
PH 615 883 5883
FAX 615 883 7543

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2006.

Notary Public

My commission expires: 7/06/08
(AFFIX SEAL)

DENISE L. TIGNOR — STATE OF TENNESSEE NOTARY PUBLIC — WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert A. Dirla	**SAME**	**16206039000**
150 Ocala Dr		
Antioch, Tn 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sally L. Duggin, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert A. Dirla, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 71 on the plan of Bess Estates, Section II, of record in Book 4675, page 5, Register's Office for said County.

Said Lot No. 71 fronts 80.00 feet on the northwesterly margin of Ocala Drive and extends back 127.00 feet on the southwesterly line and 135.00 feet on the northeasterly line to a dead line in the rear, measuring 80.40 feet thereon.

Being the same property conveyed to Sally L. Duggin, unmarried by deed from Dan Duer et ux Janie Duer dated 7/30/76 and recorded 8/3/76 in Book 5053, page 364, Register's Office for Davidson County, Tennessee.

This is improved (_x___) Unimproved (____) property, known as **150 Ocala Dr, Antioch, Tn 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **6th** day of **March, 2006.**

Lutheran Services Fl Inc/as Guardian for Sally L. Duggin By: Sharon VanWart, Agent.

Lutheran Services Florida, Inc. as Guardian for Sally L. Duggin
By: Sharon Vanwart, as Agent for Lutheran Services Florida, Inc.

Davidson County DEEDWARR
Recvd: 03/15/06 15:10 2 pgs
Fees:13.00 Taxes:277.50

20060315-0030084

NOTARY ACKNOWLEDGEMENT

State of Florida

County of Hillsborough

Before me, Tracy Vidal of the state and county mentioned personally appeared, Sharon Vanwart, as agent for Lutheran Services Florida, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Lutheran Services Florida, Inc. as Guardian for Sally L. Duggin executed the foregoing instrument for the purpose therein contained, by personally signing the name of Sharon Vanwart

Witness my hand and seal, at office in Tampa, FL, this 8 day of March, 2006.

Tracy Vidal
Notary Public

My Commission Expires:

TRACY VIDAL
Notary Public - State of Florida
My Commission Expires Feb 28, 2008
Commission # DD276127
Bonded By National Notary Assn.

[illegible], Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
(615) 883-7[illegible]

Updated 11/04