WARRANTY DEED

ADAM LAFEVOR 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 $359,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/22/2008
(AFFIX SEAL)

G-MS-06-2113

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Dunagan	Joseph Dunagan	
2113 18th Avenue South (ADDRESS)	(NAME) 2113 18th Avenue South (ADDRESS)	104-12 208.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 MARY L. FAULKNER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH DUNAGAN, 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:

BEING LOT NO. 14 ON THE PLAN OF LENOX PLACE OF RECORD IN BOOK 161, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 14 FRONTS 50.0 FEET ON THE WESTERLY SIDE OF 18TH AVENUE, SOUTH, FORMERLY BAXTER AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 141.0 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARY L. FAULKNER, UNMARRIED BY WARRANTY DEED FROM STEPHEN M. USERY AND WIFE, JAYNE M. USERY, RECORDED ON THE 28TH DAY OF MAY, 1992 IN DEED BOOK 8635, PAGE 496, 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 including those of record as recorded in Book 161, Page 171, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2113 18th Avenue South, Nashville, Tennessee 37212
(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 27th day of March, 2006.

Mary L. Faulkner

Davidson County DEEDWARR
Recvd: 04/03/06 16:05 2 pgs
Fees:13.00 Taxes:1331.63
20060403-0037870

STATE OF Tennessee
COUNTY OF Davidson

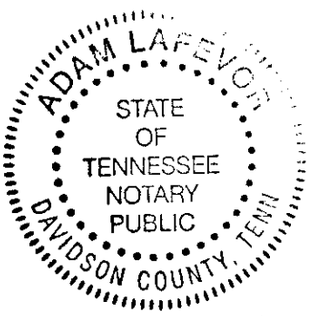
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary L. Faulkner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 27th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903