State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $130,000.00.

Affiant

Subscribed and sworn before me this 7th day of April, 2006.

Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 04/17/06 09:53 2 pgs
Fees:13.00 Taxes:481.00
20060417-0043071

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Joshua V. Thurman 155 Hicks Road Nashville, TN 37221	155 Hicks Road Nashville, TN 37221	GMAC Mortgage Corp. 100 Witmer Road Horsham, PA 19044-0963

Map 145-15-C, Parcel 155

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DORIS I. HUDGENS, SINGLE,

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

JOSHUA V. THURMAN, UNMARRIED, DONALD V. THURMAN AND WIFE, VICKI M. THURMAN, Joint tenants w/ right of Survivorship

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 155 in Breckenridge, a Condominium, as described in the Master Deed establishing a horizontal property regime for Breckenridge, as of record in Book #6808, page 45, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements as specified therein

Being the same property conveyed to Doris I. Hudgens, single, by Deed from Arnold M. Weiss, as Substitute Trustee, dated 08/16/2005 of record in Instrument No. 20050824-0100945, Register's Office for Davidson County, Tennessee.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6808, page 45, Register's Office for said County.

Subject to Charter of Breckenridge Homeowners Association, Inc., of record in Book 6870, page 628; Amended in Book 7798, page 415; and Book 8276, page 481, Register's Office for Davidson County, Tennessee.

Subject to Master Deed of Condominiums of record in Book 6808, page 45 and as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for DavidsonCounty, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 7th **day of February, 2006.**

Doris I. Hudgens

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, **Doris I. Hudgens,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand, this 7th **day of April, 2006.**

My Commission Expires: 9/17/07

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY