WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-14-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

B-KM-06-778

Davidson County DEEDWARR
Recvd: 05/08/06 14:02 2 pgs
Fees:13.00 Taxes:249.75

20060508-0053457

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
David Faulkner	David Faulkner	
778 Hospital Road (ADDRESS)	778 Hospital Road (ADDRESS)	52-03 112.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 LISA NOGA AND PAUL NOGA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID FAULKNER, 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:

A 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 69.8 FEET OF LOT NO. 21 AND THE WESTERLY 69.8 OF THE NORTHERLY PART OF LOT 22, BLOCK A, ON THE PLAN OF HOME ACRES, NOT OF RECORD, AND DESCRIBED AS FOLLOWS;

BEGINNNING AT A POINT IN THE SOUTHERLY MARGIN OF SANITARIUM DRIVE AT THE COMMON CORNER OF LOTS 21 AND 20; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 75 FEET TO THE CORNER OF LOTS 19, 20, 21, AND 22, AND CONTINUING SOUTHERLY WITH THE LINE BETWEEN LOTS 19 AND 22, 78 FEET TO A POINT WHICH IS 22 FEET NORTHWARDLY FROM THE COMMON CORNER OF LOTS 18, 19, 22 AND 23; THENCE EASTWARDLY PARALLEL TO AND 22 FEET NORTH OF THE LINE BETWEEN LOTS 22 AND 23; EASTWARDLY 69.8 FEET TO A POINT; THENCE NORTHWARDLY 153 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SANITARIUM DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTWARDLY 69.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LISA NOGA, PAUL NOGA HUSBAND, AS TENANTS BY THE ENTIRETY BY QUITCLAIM DEED FROM PAUL NOGA, RECORDED ON THE 21ST DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031121-0170034, 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 778 Hospital Road, Madison, Tennessee 37115
(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 April, 2006.

Lisa Noga by Don Clark, attorney-in-fact
Lisa Noga by Don Clark, Attorney-In-Fact

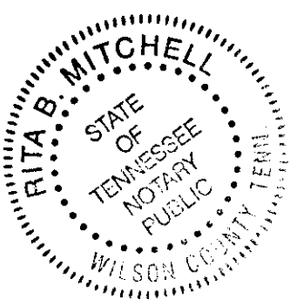
Paul Noga by Don Clark, attorney-in-fact
Paul Noga by Don Clark, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 2006, before me personally appeared Don Clark to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa Noga and Paul Noga, and who acknowledged he/she/they executed the same as the free act and deed of the said Lisa Noga and Paul Noga.

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

Rita B. Mitchell
Notary Public



My Commission Expires: 6-17-07

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