THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03074

Davidson County DEEDWARR
Recvd: 05/10/06 12:04 2 pgs
Fees:13.00 Taxes:592.00
20060510-0054894

Property Address:
724 Currey Road, Nashville, TN 37217

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dewitt T. Pullen**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **James Richard Bauer, and Kristy Anne Bauer, as Tenants by the Entirety,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 88 on the Map of Glencliff Estates, Section Two, as of record in Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee. Said Lot No. 88 fronts 100 feet on the northerly side of Currey Road and runs back 345.9 feet on the easterly line and 349.9 feet on the westerly line, to a deed line in the rear, measuring 148.4 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Brenda Pullen, dated August 29, 2005, and recorded September 23, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200509230114736.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 5th day of May, 2006.

Dewitt C Pullen Sr. {Seal}
Dewitt T. Pullen

Sandra K. Pullen {Seal}
Sandra K. Pullen

State of TENNESSEE
County of DAVIDSON

On this the 5th day of May, 2006, before me, the undersigned officer, personally appeared Dewitt Pullen and Sandra K. Pullen known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-9-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $160,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 5th of May, 2006.

Notary Public

My Commission expires: 7-9-08

Name of Owner and Property Address:
James Richard Bauer and Kristy Anne Bauer
724 Currey Rd.
Nashville TN 37217

Person Or Entity Responsible For Payment Of Taxes:
James Richard Bauer and Kristy Anne Bauer
Countrywide Home Loans
4500 Park Granada
MSN# SVB-314
Calabasas, CA 91302-1613

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tax Parcel ID#: 119-08-0-086.00