This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060328

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
First Horizon Home Loan Corp.
4000 Horizon Way
Irving, TX 75063

Davidson County DEEDWARR
Recvd: 05/25/06 15:03 2 pgs
Fees:13.00 Taxes:392.20
20060525-0061785

New Owner is:
Jason & Anna Torrence
1637 Chase St.
Nashville, TN 37216

MAP: 72-10
PARCEL: 331.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chan McCullough** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason Torrence and wife, Anna Torrence**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 33 on the Map of Chas U. Coggins First Addition to Nashville of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Chan McCullough, a married person by Deed from Christina Gomez, an unmarried person dated June 8, 2005, recorded June 13, 2005, in Inst#200506130067120, Register's Office for Davidson County, Tennessee.

The sole purpose and intent of this property was for investment only.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of May, 2006.

GRANTOR:

Chan McCullough

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Chan McCullough**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of May, 2006.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $106,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of May, 2006

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008