Davidson County DEEDWARR
Recvd: 05/26/06 14:18 2 pgs
Fees:13.00 Taxes:1380.10

20060526-0062436

WARRANTY DEED

B-MSRE-06-140

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. CLEAVES

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
Karl A. Sillay	Realty Mortgage Corporation	
140 Woodmont Blvd.	(NAME) 181 East Main Street, Suite 3	116-3-121.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(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 JOSEPH C. DUNAGAN, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARL A. SILLAY AND WIFE, ELIZABETH G. SILLAY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 50 FEET OF LOT NO. 99 ON THE PLAN OF KENNER MANOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT OF RECORD IN BOOK 421, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 99 FRONTS 50 FEET ON THE NORTHEASTERLY MARGIN OF WOODMONT BOULEVARD AND EXTENDS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH C. DUNAGAN, UNMARRIED BY WARRANTY DEED FROM CHRISTOPHER R. THOMAN AND SPOUSE, KARI S. THOMAN RECORDED FEBRUARY 27, 2001 IN INSTRUMENT NO. 20010227-0018097, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY QUITCLAIM DEED RECORDED JANUARY 25, 2005 IN INSTRUMENT NO. 20050125-0009060, ANNE-TAYLOR DUNAGAN CONVEYED HER INTEREST TO JOSEPH C. DUNAGAN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 140 Woodmont Blvd., Nashville, Tennessee 37205
(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 23rd day of May, 2006.

Joseph C. Dunagan

STATE OF Tennessee
COUNTY OF Davidson

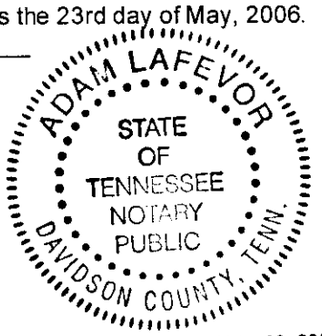
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph C. Dunagan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 23rd day of May, 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