WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$252,000.00**

Affiant

Subscribed and sworn to before me this 26 day of May, 2006

Notary Public

My Commission expires: 11-14-06

(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/01/06 09:20 2 pgs
Fees:13.00 Taxes:932.40
20060601-0064201

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chadwick A. Lussier	SunTrust Mortgage, Inc.	076-13-0-005.00
953 Wonderland Pass	201 Fourth Avenue North, 7th Floor	
Hermitage, TN 37076	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marion A. King, Jr. and wife, Dawn L. King**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chadwick A. Lussier, single male, and Alicia L. Park, single female**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Wilson County, Tennessee:

Being Lot No. 1 on the plan of Coles Retreat, of record in Instrument Number 20021120-0144463, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marion A. King, Jr. and wife Dawn L. King, by deed from Universal Builders, LLC, on December 21, 2004, of record in Book 20050112, page 0004658, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 076-13-0-005.00
- Subject to all matters as shown on the Plan of record in Book 20021120-0144463, Register's Office Davidson County, Tennessee.
- The PLAN of record in Instrument Number 20050303-0023637, Register's Office for Davidson County, Tennessee.
- An Easement to Cumberland Utility District as set forth in Book 9086, page 748, Register's Office for Davidson County, Tennessee.
- A Storm Water Detention Agreement as set forth in Instrument Number 20021016-0127133, Register's Office for Davidson County, Tennessee.

This is improved property known as: **953 Wonderland Pass, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 26, 2006.

Marion A. King Jr.

Dawn King

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marion A. King, Jr. and wife, Dawn L. King** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 26, 2006

My commission expires 8/22/08

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY