This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/05/06 15:15 2 pgs
Fees:13.00 Taxes:301.55
20060605-0066384

ADDRESS NEW OWNER:

Robert S. Hite
5316 General Forrest Drive
Nashville, TN 37215

SEND TAX BILL:

New Owner

MORTGAGEE:
J. David Bohan and wife,
5002 Country Club Drive
Brentwood, TN 37027

MAP AND PARCEL:
Map 051-01-0, Parcel 067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alice Marie Dorsey and Timothy Wayne Ferguson** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Robert S. Hite**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof, made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the southwesterly margin of Due West Avenue at the common corner of Lots Nos. 93 and 94, said beginning point also being the northwest corner of the property conveyed to W. H. Spencer and wife, by deed from M. M. Cunniff and wife, of record in Book 1972, page 164, Register's Office for said County, thence with the line between said lots, southwesterly 500 feet; thence northwesterly 46.24 feet ot the corner of Lots Nos. 92 and 93; thence with the line between said lots northeasterly 500 feet to the southwesterly margin of Due West Avenue; thence with the margin of the same southeasterly 100 feet to the point of beginning.

Being the same property conveyed to Alice Marie Dorsey and Timothy Wayne Ferguson by deed from James D. Ferguson of record in Book 10122, page 238, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the principal residence of the Grantors.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 749 Due West Avenue North, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of June, 2006.

Alice Marie Dorsey
Alice Marie Dorsey

Timothy Wayne Ferguson
Timothy Wayne Ferguson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Alice Marie Dorsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5th day of June, 2006.

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: Nov. 14, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Timothy Wayne Ferguson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5th day of June, 2006.

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: Nov 14, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $81,500.00.

Alice Marie Dorsey
AFFIANT

Subscribed and sworn to before me
this 5TH day of June, 2006.

AMON RINGEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Nov 14th 2009