Return to: First Title and Escrow Company, Inc.
File Number 25337

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File # 0604024 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Cathrin M. Wood Affiant Subscribed and sworn to before me this 31st day of May, 2006. Christie M. Read Notary Public My commission expires:

Davidson County DEEDWARR
Recvd: 06/07/06 15:00 2 pgs
Fees:13.00 Taxes:1739.00
20060607-0067780

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Brent A. Hannafan 3514 Richardson Nashville, TN 37205	Citi Mortgage, Inc. 1000 Technology Drive O'Fallon, MO 63368-2240	MAP 104-10, PARCEL 50

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Geoffrey H. Woodward** and wife, **Sarah Woodward** (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brent A. Hannafan** (the "Grantee"), unmarried, Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Elmington Place as of record in Plat Book 547, page 59, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Together with an easement for a concrete driveway and wood fence of record in Book 8146, page 811, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Geoffrey H. Woodward and wife, Sarah Woodward , by deed from James C. Bradford, III, an unmarried person, of record in Instrument No. 200207310091968, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by the Grantee.
2. All matter shown on the Plan of record in Book 547, page 59, Register's Office of Davidson County, Tennessee.
3. Easement for a concrete driveway and wood fence of record in Book 8146, page 811, Davidson County Register of Deeds.
4. An easement for air conditioning unit and driveway purposes encumbering Lot No. 12 of record in Book 8146, page 813, Register's Office of Davidson County, Tennessee.
5. Mortgage Loan Inspection by John Kohl & Co. P.C., dated April 3, 1991, disclosing that the neighbor's air conditioning unit encroaches onto subject property and the fence and drive serving subject property encroaches onto adjoining lot.

This is improved property known as: 3514 Richardson, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 31st day of May 2006.

Geoffrey Woodward
Geoffrey H. Woodward

Sarah Woodward
Sarah Woodward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Geoffrey H. Woodward and Sarah Woodward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 31st day of May, 2006.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009