WARRANTY DEED

ET-06-0369

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ross McCulloch	New South Federal Savings Bank	
2703 Overhill Circle (ADDRESS)	(NAME) 210 Automation Way, MSN 49730 (ADDRESS)	96-9A-742.00 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (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 RUTH B. MARTIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID ROSS MCCULLOCH, UNMARRIED, 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 UNIT NO. 742 ON THE PLAN OF EMERY PLACE CONDOMINIUMS, AS OF RECORD IN BOOK 6250, PAGE 719, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RUTH B. MARTIN BY WARRANTY DEED FROM KENT DEVELOPMENT CORPORATION, RECORDED ON THE 5TH DAY OF OCTOBER, 1992 IN DEED BOOK 8747, PAGE 270, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EMERY PLACE, as recorded in Plat Book 6250, Page(s) 719, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions recorded in Book 6715, Page 96 amended in Book 6783, Page 205, Book 6845, Page 515 and Book 8048, Page 351, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Emery Place and Emery Place Homeowners' Association, Inc. recorded in Book 6715, Page 130.

Charter recorded in Book 6647, Page 466 and Book 6724, Page 627.

QCD to Common Areas recorded in Book 6887, Page 730 and Book 6947, Page 944.

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

unimproved ( )
This is improved (X) property, known as 742 Kent Road, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 06/14/06 13:19 2 pgs
Fees:13.00 Taxes:351.50

20060614-0070892

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 9th day of June, 2006.

Ruth B. Martin

Ruth B. Martin

STATE OF Tennessee

COUNTY OF Davidson

On this the 9th day of June, 2006, before me personally appeared Ruth B. Martin, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

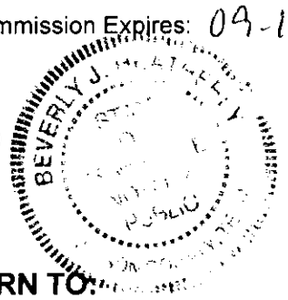
Witness my hand and official seal, this the 9th day of June, 2006.

Beverly J. Hartley

Notary Public

My Commission Expires: 09-16-07

(SEAL)



RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520