WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE 111
GOODLETTSVILLE, TN 37072

JAMIE BUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2006

Jamie Butchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Azell Futrell	GMAC Mortgage Corp.	Map 183
5913 Banning Drive	100 Witmer Road	Group 5-0-A
Antioch, TN 37013	Horsham, PA 19044	Parcel 361 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jessica A. Scanlon, unmarried and David J. DeFour and wife, Karen C. DeFour

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Azell Futrell and George Hogan

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 504, on the Plan of October Woods, Phase 4, Section 7-B, a Planned Unit Development, of record in Instrument 200009070088378, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jessica A. Scanlon and David J. DeFour by deed from H & J Construction, a Tennessee General Partnership, of record in Instrument 20020305-0027174, dated March 1, 2002, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200010030097964 and Book 9840, Page 267, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20009070088378, said Register's Office.

The said Karen C. DeFour joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20060619-0072744, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5913 Banning Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 06/19/06 12:22 2 pgs
Fees:13.00 Taxes:777.00

20060619-0072745

Witness our hands this 15th day of June, 2006.

Jessica A. Scanlon by Martha Lloyd, AIF
Jessica A. Scanlon

David J. DeFour by Martha Lloyd, AIF
David J. DeFour

Karen C. DeFour by Martha Lloyd, AIF
Karen C. DeFour

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Martha Lloyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jessica A. Scanlon, David J. DeFour, and Karen C. DeFour as their Attorney in Fact as the free act and deed of the within named Jessica A. Scanlon, David J. DeFour, and Karen C. DeFour.
Witness my hand and official seal at Nashville, Tennessee the 15th day of June, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.