WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 2006

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc Prosser (NAME)	~~SAME~~ Marc Prosser (NAME)	MAP 75.01
126 Jacksonian Dr. (ADDRESS)	PO Box 24 (ADDRESS)	PARCEL 21.00
Hermitage TN 37076 (CITY) (STATE) (ZIP)	Hermitage TN 37076 (CITY) (STATE) (ZIP)	

FOR AND 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, B & B Properties, a Tennessee Partnership composed of William L. Fuqua, Sr. and Bernie D. Fuqua

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marc Prosser and Sheri Prosser

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:

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of Heritage Hills, Section 12, of record in Book 4675 at page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot..

BEING the same property conveyed to B & B Properties, a Tennessee Partnership composed of William L. Fuqua and Bernie D. Fuqua by Warranty Deed from Michael D. McClain and wife, Karen C. McClain of record in Book 8915, page 739, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

William L. Fuqua, Sr. executes this Instrument as Attorney-in-Fact on behalf of Bernie D. Fuqua pursuant to Specific Power-of-Attorney of record by Instrument No. 20060629-0078046, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/29/06 09:54 2 pgs
Fees:13.00 Taxes:272.69

20060629-0078047

unimproved ( )
This is improved (X) property, known as 836 Heritage Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hand s this 21st day of June, 2006

B & B Properties
By: William L. Fuqua, Sr.
William L. Fuqua, Sr., partner

By: Bernie D. Fuqua
Bernie D. Fuqua, partner
By William L. Fuqua, Sr., His Attorney-in-Fact
William L. Fuqua, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of June, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM L. FUQUA, SR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BERNIE D. FUQUA as his Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said BERNIE D. FUQUA.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of June, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared William L. Fuqua, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged to me that he is a Partner of B & B Properties, a Tennessee Partnership, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of B & B Properties, by signing his name as Partner of B & B Properties, a Tennessee Partnership.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 21st day of June, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON