STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of July, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/21/06 10:29 2 pgs
Fees:13.00 Taxes:484.70
20060721-0088161

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ronald B. Hayes, unmarried

3221 Hummingbird Dr.
Nashville, Tennessee 37218

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

059-13-0-047.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, S & B Management, Inc. hereinafter referred to as Grantors, hereby transfers and conveys to Ronald B. Hayes, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: 3221 Hummingbird Drive.

Land in Davidson County, Tennessee, being Lot Number 101 on the map of Trappard Heights Subdivision, Section VI, of record in Book 2900, Page 13, Register's Office for said County. Said Lot Number 101 fronts 105 feet in the Easterly side of Hummingbird Drive runs back 348.8 feet on the Southerly line and 380.3 feet on the Northerly line to a dead line and measures 137 feet thereon.

Being the same property conveyed to S & B Management, Inc. by Special Warranty Deed from Citifinancial Mortgage Company, Inc., Grantor, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS") of record in Instrument No. 20060313-00304287, Register's Office for Davidson County, Tennessee dated March 10, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2900, Page 13, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3221 Hummingbird Dr., Nashville, TN 37218.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 20th day of July, 2006.

S & B Management, Inc.

By: _____
K. Thomas Sidwell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, K. Thomas Sidwell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Authorized Agent of S&B Management, Inc. (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 7/19/2006.

Witness my hand and official seal this 20th day of July, 2006.

_____
Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC

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