WARRANTY DEED

B-ERA-06-6420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan D. Hirst	First Franklin, A Divison of	
6420 Premier Drive (ADDRESS)	(NAME) 320 Seven Springs Way, Ste. 200	90-16-305.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(ADDRESS) Brentwood, TN 37027 (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 MAXINE CASON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRYAN D. HIRST AND WIFE, ANDREA HIRST, 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:

BEING LOT NO. 706 ON THE PLAN OF SECTION TWELVE, CHARLOTTE PARK, AS OF RECORD IN BOOK 2900, PAGES 127 AND 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAXINE CASON BY WARRANTY DEED FROM SYDNEY SHEARON, RECORDED ON THE 17TH DAY OF NOVEMBER, 1987 IN DEED BOOK 7405, PAGE 74, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

Spouse does not join in this conveyance due to property never having been a marital residence.

unimproved ( )
This is improved (X) property, known as 6420 Premier Drive, Nashville, Tennessee 37209
(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 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 14th day of July, 2006.

Maxine Cason
Maxine Cason

James Cason
James Cason

Davidson County DEEDWARR
Recvd: 07/26/06 09:10 2 pgs
Fees:13.00 Taxes:569.80

20060726-0089884

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maxine Cason, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903