WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

P-06-4505

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

BOX 10-A THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Auston Bridges	SunTrust Mortgage Inc.	
4505 Harding Pike, Unit 32-W (ADDRESS)	901 Semmes Avenue (NAME) (ADDRESS)	116-3-A-41 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARREN C. BAIRD, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN AUSTON BRIDGES, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A Certain condominium apartment in Davidson County, TN, described as Unit 32 W and Parking Space #6, Royal Oaks Towers, a Condominium, a Horizontal Property Regime, located on Harding Road, Davidosn County, TN, as shown on the plat of Royal Oaks Towers, Condominium apartments, recorded in Plat book 4460, page 189, said Register's Office and described in a Master Deed recorded in Book 4710 page 901, as amended in Book 4798, page 813, said Register's Office, to which reference is hereby made . The easeements, restrictive covenants, conditions and regulations imposed upon and relating to the apratments, contained in the Master Deed recorded in Book 4710, page 901, as amended in Book 4798 page 813, Registe's Office for Davidosn County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Darren C. Baird, unmarried, by Deed dated 1/30/2003 in Instrument #200302040015031, Register's Office for Davidson County, TN.

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

unimproved ( )
This is improved (X) property, known as 4505 Harding Pike, Unit 32-W, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 07/31/06 08:57 2 pgs
Fees:13.00 Taxes:869.50

20060731-0091906

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 my/our hand(s) this 28th day of July, 2006.

Darren C. Baird

STATE OF Tennessee

COUNTY OF Davidson

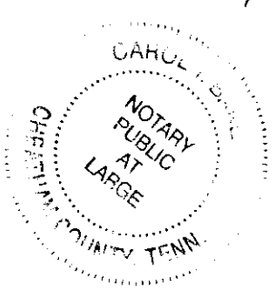
I, Carol L. Baker, a Notary Public of the County and State first above written, do hereby certify that Darren C. Baird, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of July, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800