Davidson County DEEDWARR
Recvd: 08/01/06 10:11 2 pgs
Fees:13.00 Taxes:721.50

20060801-0093344

# WARRANTY DEED

P-06-7009

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

SANDY MEYER NOTARY PUBLIC AT LARGE AFFIX SEAL IN DAVIDSON COUNTY, TN

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 |
|---|---|---|
| Keith Rondell Biggs | Nationpoint | |
| 7009 Lenox Village Drive, #E-32 (ADDRESS) | 25530 Commercecenter Drive (NAME) | 173-9-A-229CO |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Lake Forest, CA 92630 (ADDRESS) (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 WILLIAM A. HUGHES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEITH RONDELL BIGGS, 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:

Land in Davidson County, Tennessee, being Lot No. E-32 on the plan of Townecenter Homes at Lenox Village Condominiums, of record in Instrument Number 200501190006853, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Aaron Hughes, by Deed from Regent Homes, LLC, dated July 7, 2006, of record in Instrument Number 20060711-0083423, Register's Office for Davidson County, Tennessee.

William Aaron Hughes and William A. Hughes are one and the same person.

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

unimproved ( )
This is improved ( X ) property, known as 7009 Lenox Village Drive, #E-32, Nashville, Tennessee 37211
(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 my/our hand(s) this 14th day of July, 2006.

William A. Hughes by Carol T, Baker as
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 14th day of July, 2006, before me personally appeared Carol T. Baker 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 William A. Hughes and acknowledged that she executed the same as his free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

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

Notary Public

My Commission Expires: 5/24/2008

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

**RETURN TO:**

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