WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me this 15th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-WFHM-06-1338

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Dillman	Wells Fargo Home Mortgage	
1338 Otter Creek Road	7445 New Technology Way	
Nashville, TN 37215	Frederick, MD 21703-0000	145-10-20.00
(CITY) (STATE) (ZIP)	(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 JOHN SULLIVAN, UNMARRIED JEREMY CRADY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW R. DILLMAN, UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Tyne Valley Estates, Section 7, as of record in Plat Book 3700, page 9, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

(a) Being the same property conveyed to William T. Farrar and wife, Emma Jane Farrar by deed (DB) from Haury & Smith Contractors, Inc. of record in Deed Book 4027 and Page 669 on 06/16/1966 and filed for record on 06/20/1966 , Register's Office for said County.
(b) Being the same property conveyed to Emma Jane Farrar by deed (DB) from William T. Farrar and wife, Emma Jane Farrar of record in Deed Book 9517 and Page 735 on 11/01/1994 and filed for record on 11/10/1994 , Register's Office for said County. Emma Jane Farrar having since died.
(c) Being the same property conveyed to William T. Farrar by deed (DEEDQC) from William T. Farrar as Executor for the estate of Emma Jane Farrar of record in Deed Instrument 200207300091172 on 07/26/2002 and filed for record on 07/30/2002 , Register's Office for said County. Also see Affidavit in Instrument No.200207300091173.
(d) Being the same property conveyed to John Sullivan and Jeremy Crady by deed (DEEDWARR) from William T. Farrar and wife, Frances Farrar of record in Deed Instrument 200509210113658 on 09/20/2005 and filed for record on 09/21/2005 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1338 OTTER CREEK ROAD, Nashville, Tennessee 37215
(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 15th day of August, 2006.

John Sullivan

Jeremy Crady

Davidson County DEEDWARR
Recvd: 08/24/06 11:36 2 pgs
Fees:13.00 Taxes:3145.00

20060824-0104476

STATE OF Tennessee
COUNTY OF DAVIDSON

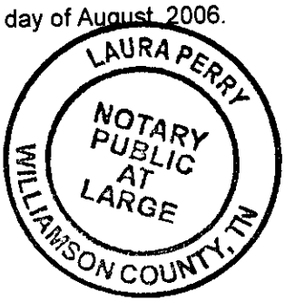
On this the 15th day of August, 2006, before me personally appeared John Sullivan, unmarried Jeremy Crady, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand ~~and official~~ seal, this the 15th day of August, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959