JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

G-JG-06-844

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

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
David Paul Startup	~~Accredited Home Lenders, Inc.~~	
844 Rose Park Drive	(NAME) New Owner	84-1-94
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 COLLEEN A. HINDS AND TIMOTHY TIGHE, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID PAUL STARTUP, 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:

BEING LOT NO. 62 ON THE PLAN OF ROSE ESTATES, SECTION ONE, AS OF RECORD IN PLAT BOOK 3600, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to The Johnnie A. Elliott Living Trust by Quitclaim Deed from Johnnie A. Elliott recorded June 28, 1991 in Book 8385, Page 584, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO COLLEEN A. HINDS, UNMARRIED BY WARRANTY DEED FROM JOHNNIE A. ELLIOTT RECORDED MAY 13, 2005 AT INSTRUMENT NO. 20050513-0054165, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 3600, Page 37; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 844 Rose Park Drive, Nashville, Tennessee 37206
(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 31st day of August, 2006.

Colleen A. Hinds

Timothy Tighe by Colleen A. Hinds Atty in fact

Timothy Tighe by Colleen A. Hinds

Davidson County DEEDWARR
Recvd: 09/14/06 12:36 2 pgs
Fees:13.00 Taxes:466.20

20060914-0114089

STATE OF Tennessee
COUNTY OF Davidson

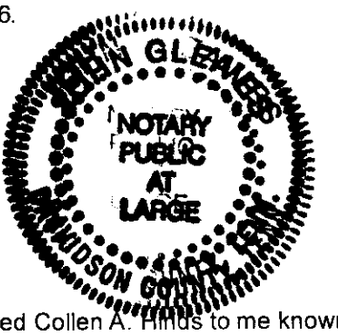
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colleen A. Hinds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 31st day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



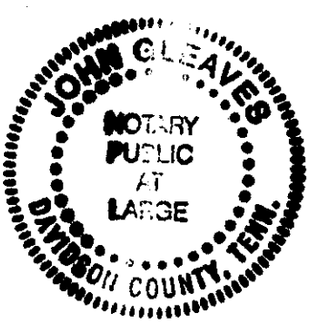
STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2006, before me personally appeared Collen A. Hinds to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy Tighe, and who acknowledged he/she/they executed the same as the free act and deed of the said Colleen A. Hinds and Timothy Tighe, wife and husband.

Witness my hand and official seal, this the 31st day of August, 2006.

Notary Public

My Commission Expires: 7-24-10



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