2 of 8

WARRANTY DEED

G-VRE-07-6820

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 22nd DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/12/11
(AFFIX SEAL)

KANDACE N. TOMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 12, 2011

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
Christopher Hulleman	Franklin American Mortgage (NAME)	
6820 Collinswood Drive (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	155-8-C-1.00 CO

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 RICHARD LEE PRIDGEN JR. AND WIFE, KRISTEN S. PRIDGEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER HULLEMAN AND WIFE, TERESA HULLEMAN, 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 1, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 6900, Pages 339-347, amended in Plat Book 7900, Pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Lee Pridgen, Jr. and wife, Kristen S. Pridgen by Warranty Deed from Jesse T. Moore, III and wife, Linda D. Moore, recorded on the 29th day of June, 2000 in Instrument No. 20000629-0064617, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to existing easements and restrictions as shown of record in Book 6900, page 339-347; Book 7900, page 888-889; Book 6474, page 346; Book 6486, page 587; Book 6662, page 433; Book 6987, page 966; Book 7270, page 648; Book 7964, page 33; Book 9472, page 824, Register's Office.

unimproved ( )
This is improved (X) property, known as 6820 Collinswood Drive, Nashville, Tennessee 37221
(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 22nd day of May, 2007.

Richard Lee Pridgen Jr.

Kristen S. Pridgen

Davidson County DEEDWARR
Recvd: 05/23/07 13:06 2 pgs
Fees:13.00 Taxes:915.75

20070523-0061583

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Lee Pridgen Jr. and Kristen S. Pridgen, 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 22nd day of May, 2007.

Notary Public

My Commission Expires: 03/12/11

(SEAL)

KANDACE N. TOMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 12, 2011

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