Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1167

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 10:23 2 pgs
Fees:13.00 Taxes:462.13
20070705-0079885

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Steve Cates, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kelley D. McCullough, a single woman, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 1 on the plan of Resubdivision of Lot 4 of a part of the H. B. Chadwell Tract, of record in Book 5190 page 416 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Steve Cates by deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee in the amount of $62,402.00 dated May 29th, 2003 of record in Instrument No. 20030617-0082893, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 920 Idlewild Drive, Madison TN, 37115.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of June, 2007

Steve Cates

State of)
County of)

On this 27th day of June, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Steve Cates and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Joyce M. Gooselaw
Notary Public

My Commission Expires: 1-31-2011

JOYCE M. GOOSELAW
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2011

State of Minnesota
County of Hennepin

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 124,900.00.

Anita Rich
Affiant

Sworn and subscribed before me on this the 27th day of June, 2007.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kelley D. McCullough	First Guaranty Mortgage Corp	52-6-10
920 Idlewild Drive	8180 Greensboro Drive Suite 500	
Madison, TN 37115	McLean, VA 22102	