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

39-B
File #07-1251

WARRANTY DEED

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 Ty A. Carter, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Kelley 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:

Land in Davidson County, Tennessee being Lot No. 170 on the Plan of Section Two, Fair Oaks Subdivision, of record in Plat Book 4460, pages 52 and 53, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ty A. Carter, married by deed from Consolidated Investment Company dated June 20, 2005 of record in Instrument No. 20050706-0077310, Register's Office for Davidson County, Tennessee. The subject property has not been the residence of the grantor, his spouse, or issue.

The subject property has not been a residence of the Grantor, his spouse, or issue.

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: 249 Ocala Drive, Nashville TN, 37211.

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.

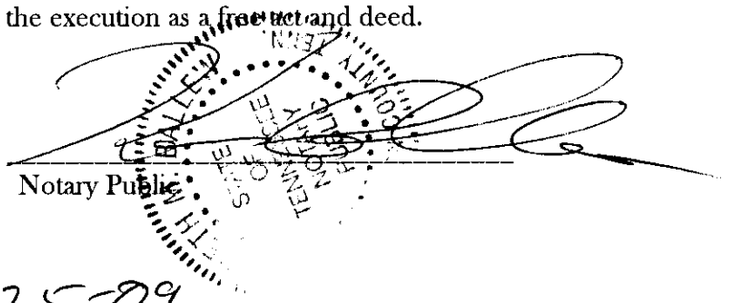
WITNESS THE EXECUTION HEREOF this 9th day of August, 2007

Davidson County DEEDWARR
Recvd: 08/20/07 14:45 2 pgs
Fees:13.00 Taxes:469.90
20070820-0099569

Ty A. Carter

State of Tennessee)
County of Davidson)

On this 9th day of August, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ty A. Carter 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.

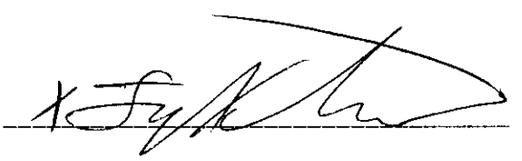


Notary Public

My Commission Expires: 7-25-09

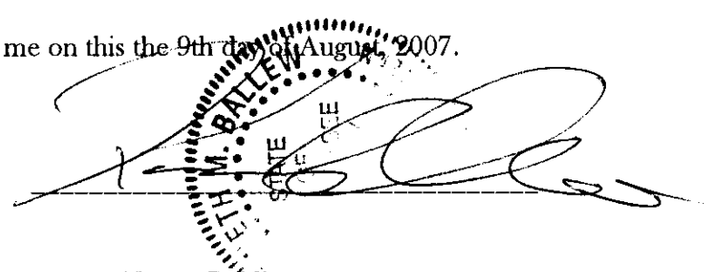
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,000.00.



Affiant

Sworn and subscribed before me on this the 9th day of August, 2007.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kelley McCullough	First Guaranty Mortgage Corp.	162 06 0 205.00
249 Ocala Drive	8180 Greensboro Dr., Ste. 500	
Nashville, TN 37211	McLean, VA 22102	