[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[	]	]
[Eugene B. Hansen	] Eugene B. Hansen	] MAP and PARCEL]
[Rosanne Louise Hansen	] Rosanne Louise Hansen	]]
[Rural Hill/Murfreesboro Road	] 4623 Hampton Falls Place	] 149-8-207]
[Nashville, TN	] San Jose, CA 95136	]]

[This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10230 PG 666

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sue P. Whitworth, a/k/a Sue Petty Whitworth, a widow**, (the Grantors") have bargained and sold, and by these presents do transfer and convey unto **Eugene B. Hansen and Rosanne Louise Hansen, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A parcel of land being Lot 1-A of Revision of Lot 1-A, Resubdivision of Lot 1 of Whitworth Commercial Subdivision, Phase I, situated in the 28th councilmatic district of Davidson County, Tennessee, as recorded in Plat Book 9700, Page 261, and described as follows:

BEGINNING at a point in the northeasterly margin of Murfreesboro Road, said point being N 43 degrees 16' 58" E, a distance of 8.41 feet from the southwest corner of the James R. Creager, et ux, property recorded in Deed Book 3920, Page 933; thence N 43 degrees 16' 58" E, a distance of 561.59 feet to a concrete monument; thence N 64 degrees 33' 51" W, a distance of 253.60 feet to an iron rod; thence N 63 degrees 35' 08" W, a distance of 211.21 feet to a point in the easterly margin of Rural Hill Road; thence along a curve to the right with a radius of 1,035.0 feet, a distance of 140.49 feet to an iron rod; thence S 41 degrees 02' 03" E, a distance of 61.53 feet to an iron rod; thence S 48 degrees 57' 57" W, a distance of 50.00 feet to an iron rod; thence S 41 degrees 02' E, a distance of 139.18 feet to an iron rod; thence N 44 degrees 08' 52" E, a distance of 79.77 feet to an iron rod; thence S 49 degrees 29' 35" E, a distance of 19.01 feet to an iron rod; thence along a curve to the right with a radius of 30 feet a distance of 25.23 feet to an iron rod; thence along a curve to the left with a radius of 60 feet a distance of 105.81' to a point on top of a sewer manhole; thence S 12 degrees 20' 56" E, a distance of 82.86 feet to a concrete monument; thence S 44 degrees 59' 31" W, a distance of 242.01 feet to a point in the northeast margin of Murfreesboro Road; thence along the said margin of Murfreesboro Road S 42 degrees 06' 59" E, a distance of 49.22 feet to the POINT OF BEGINNING, and containing 2.636 acres, more or less.

BEING a portion of the same property conveyed to James P. Whitworth and wife, Sue Petty Whitworth by deed from John Evans Kincaid and wife, Beatrice Howell Kincaid, as of record in Book 4202, Page 469, Register's Office for Davidson County, Tennessee; and also being a part of the same property conveyed to James P. Whitworth and wife, Sue P. Whitworth by deed from Walter Clyde Pearson and wife, Andrea Pearson, as of record in Book 4623, Page 286, Register's Office for Davidson County, Tennessee; and also being part of the same property conveyed to James P. Whitworth and wife, Sue P. Whitworth by deed from Land Investment and Development Corporation as of record in Book 6526, Page 303, Register's Office for Davidson County, Tennessee.

The said James P. Whitworth has since died leaving Sue Petty Whitworth as sole owner and surviving tenant by the entirety of each tract. Sue Petty Whitworth and Sue P. Whitworth are one and the same person.

This is property with a common address of Rural Hill/Murfreesboro Road, Nashville, TN.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and paid at closing; 2) The Plan of Record in Book 9700, Page 261, said Register's office and all matters therein; 3) Right-of-Way to the State of Tennessee appearing in deed of record at 10205, Page 686, said Register's Office; 4) Deed of Conveyance of Sewer Lines of record in Book 8541, Page 206, said Register's Office; 5) Sanitary Sewer Line Easement of record in Book 4647, Page 209, said Register's Office.

BOOK 10230 PG 667

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $145,000.00
[
[Affiant
[Subscribed and sworn before me this 16th day of October, 1996.
[
[My Commission Expires: 5/23/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **October, 1996**.

1859 10/21 0101 03CHECK 545.50

X Sue P. Whitworth
Sue P. Whitworth
a/k/a Sue Petty Whitworth
Sue Petty Whitworth

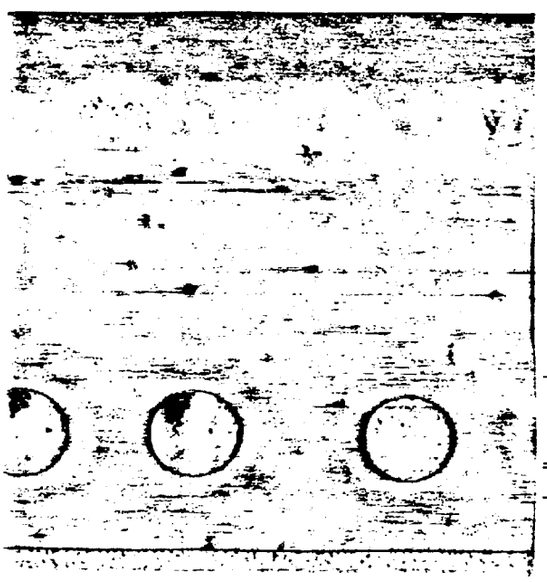
STATE OF TENNESSEE
COUNTY OF DAVIDSON

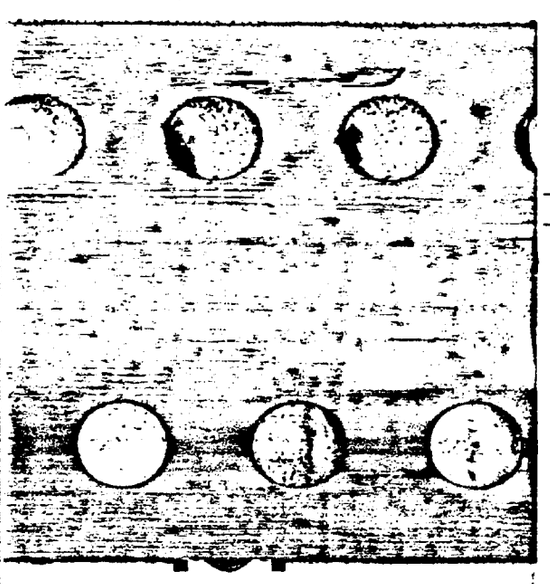
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sue P. Whitworth, a/k/a Sue Petty Whitworth**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **16th** day of **October, 1996.**

Notary Public
My Commission Expires: 5/23/98

0237833
IDENTIF. ↑ REFERENCE
File No. 9610C42
96 OCT 21 AM 8:45
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10230 PG 668

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237833
IDENTIF. ↑ REFERENCE

96 OCT 21 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1078858

No [redacted]