Davidson County DEEDWARR
Recvd: 06/10/04 13:52 2pgs
Fees:13.00 Taxes:740.00

20040610-0068973

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2004.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN KAUL	[redacted] Same.	**050020058.00** **050020083.00** **050020059.00** **050020084.00**
(NAME) **4168 FELLOWSHIPS ROAD**	(NAME) P.O. Box 17999	
(ADDRESS) **MT. JULIET, TN 37122**	(ADDRESS) Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LARRY O. HANSON AND WIFE, SUSAN T. HANSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN KAUL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 50-A & 50-B, 51-A and 51-B of the Zone Lot Division of Lots 45 , 46, 50, 51, 53, 54, 58, & 59, Willow Creek Subdivision, Section III, of record in Book 6200, Page 649, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Larry O. Hanson and wife, Susan T. Hanson by deed of record in Book 11553, page 73, said Register's Office.

These properties are commonly known as 3521-3523-3525-3527 Brookway Drive, Nashville, TN 37207.

This conveyance is subject to restrictions of record in Book 6200, page 649, and any and all other matters which may affect said property of record in the Register's Office for Davidson County, Tennessee.

uimproved ( )
This is improved(X) property, known as **3521-3523-3525-3527 BROOKWAY DRIVE, NASHVILLE, TN 37207**
(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, his heirs assigns forever; and I do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 9th day of June, 2004.

LARRY O. HANSON

SUSAN T. HANSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry O. Hanson and Susan T. Hanson** the bargainors, with whom I am personally acquainted or 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 9th day of June, 2004.

My commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public