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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

DEBORAH J. 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 $235,000.00

Susan T. Hanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2004.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER SORENSEN	FRANKLIN AMERICAN MORTGAGE COMPANY	83-10-274
(NAME) 1800 LAKEHURST DRIVE	(NAME) 501 CORPORATE CENTRE DRIVE, SUITE 400	
(ADDRESS) NASHVILLE, TN 37206	(ADDRESS) FRANKLIN, TN 37067	
(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 GRANTEE, 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 **CHRISTOPHER SORENSEN, 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:

Land in Davidson County, Tennessee , being part of the 10 ¼ acre tract, as shown on the Plat of the Richardson Place, of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, September 4, 1935, as follows:

Beginning in the center of a reserved road 20 feet wide at a point 60 feet east of the northeast corner of Lot No. 89 on the Plan of Lockeland, of record in Book 57, page 135, Register's Office aforesaid; thence with the center of said road, south 10.5 deg. East 24 feet; thence south 51.5 deg. east 168 feet; thence southwardly 69 feet to the northeast corner of the property conveyed to Fred W. Tolmie by deed from Church L. Sexton and wife, of record in Book 354, page 142, said Register's Office; thence with said Tolmie's northerly line, westwardly 200 feet to the easterly line of said Lot 89; thence with same northwardly 185 feet; thence eastwardly 60 feet to the beginning.

Being the same property conveyed to Larry O. Hanson and wife, Susan T. Hanson, from Katharine Hooper, Conservator for Mary Campbell, by deed of record in Book 9442, page 575, Register's Office for Davidson County, Tennessee.

AND

Land in Nashville, Davidson County, Tennessee, being part of a 10 ¼ acre tract shown on the Plat of Richardson Place Subdivision as recorded in Plat Book 547, page 135, Register's Office for said county and more particularly described as follows:

Beginning in the Westerly line of said 10 ¼ acre tract at a point located N 4° 15' E 108.3 feet from the Northeast corner of Forrest Avenue as shown on said Plat; thence continuing along said westerly line N 4° 15' E 41.7 feet; thence S 85° 45' E 200 feet; thence S 4° 15' W 90 feet: thence N 71° 39' 30" W 205.75 feet to the point of beginning. Being the same property conveyed to Larry O. Hanson and wife, Susan T. Hanson, from Katharine Hooper, Conservator for Mary N. Campbell, by deed of record in Book 10367, page 462, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTIONS, BUT EXPRESSLY RESERVED IN THIS CONVEYANCE IS AN INGRESS-EGRESS EASEMENT DESCRIBED ACCORDING TO SURVEY DATED SEPTEMBER 3, 2004, FILE #10953-252, BY PATRICK S. COODE, REGISTERED LAND SURVEYOR #855, JOHN KOHL & COMPANY, P. C., 400 SEVENTH AVENUE, SOUTH, NASHVILLE, TN 37203.
(See Legal Description on page 2)

Unimproved ( )
This is improved(X) property, known as 1800 LAKEHURST DRIVE, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 09/09/04 11:24 2pgs
Fees:13.00 Taxes:869.50

20040909-0109100

Ingress-Egress Easement

Land in the 6th Councilmanic District of Nashville, Davidson County, Tennessee, being part of a tract shown as "10 ¼ acres" on the Plat of Richardson Place, recorded in Plat Book 547, page 135, Register's Office for said county and more particularly described as follows:

Beginning at the northwest corner of said 10 ¼ acre tract and the northeast corner of Lot 89 on the plan of Lockland Subdivision as recorded in Plat Book 57, page 135, R.O.D.C.; thence in an easterly direction, following the south side of a 15' alley shown in Plat Book 332, page 133, R.O.D.C., 60 feet to the center of a 20 foot reserved road described in Deed Book 971, page 494, R.O.D.C.; thence along said reserved road S 10 ¼° E, 24 feet; thence leaving said reserved road in a westerly direction, 66 feet, more or less, to the east line of said Lot 89; thence along said east line in a northerly direction, 23.3 feet to the point of beginning.

This conveyance is subject to all matters as set forth in the Plan of record in Book 547, page 135, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****See General Durable Power of Attorney of record in Book 11548, page 689, Register's Office for Davidson County, Tennessee.****

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 we do covenant with the said GRANTEE 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, his 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 7th day of September, 2004.

Susan T. Hanson
SUSAN T. HANSON

Larry O. Hanson by Susan T. Hanson, Attorney In Fact
LARRY O. HANSON

By: Susan T. Hanson, Attorney in Fact for Larry O. 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 **SUSAN T. HANSON,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of September, 2004.

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

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2004, before me personally appeared Susan T. Hanson, Attorney-in-Fact for Larry O. Hanson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Larry O. Hanson, and who acknowledged that she executed the same as the free act and deed of Larry O. Hanson.

Witness my hand and official seal at office this 7th day of September, 2004.

Notary Public

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

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.