WARRANTY DEED

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

Davidson County DEEDWARR
Recvd: 06/17/05 09:41 2 pgs
Fees:13.00 Taxes:980.50
20050617-0069326

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Rebecca Fewell, a married person	Same	142
309 Brunswick Place		16B
Nashville, TN 37221		36.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Rebecca R Fewell
Affiant

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this the 16th day of June, 2005.

Ashley N Arnold
Notary Public

My Commission Expires: 1-27-07

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Eddie Eugene Hanna and Lisa Carole Hanna, hereinafter called the Grantors, have bargained and sold and by these presents does hereby transfer and convey unto Rebecca Fewell, and Danny McRight, husband and wife, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 36 on the plan of Arlington Green Phase I, as of record in Plat Book 6900, page 399 as amended in Book 7517, page 281, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description. (Legal description taken from prior deed.)

Being the same property conveyed to Eddie Eugene Hanna and Lisa Carole Emery by Warranty Deed from Genia H. Massey of record in Instrument No. 2000211-0014173, Register's Office for Davidson County, Tennessee.

This is improved property known as 309 Brunswick Place, Nashville, Tennessee 37221.

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, her heirs and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the exception of (1) a lien for the 2005 county taxes which shall be prorated and assumed by the Grantee herein; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8120, page 402, as amended by instrument of record in Book 8120, page 485, Book 8180, page 230, and Book 8180, page 323, and further amended in Book 8181, page 62, in said Register's Office; and (3) easements,

restrictions and setback lines as shown on the plat recorded in Plat Book 6900, page 399, and

amended in Plat Book 7517, page 281, in said Register's Office. .

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of June, 2005.

Eddie Eugene Hanna

Eddie Eugene Hanna

Lisa Carole Hanna

Lisa Carole Hanna

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 Eddie Eugene Hanna, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 16th day of June, 2005.

Notary Public

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

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 Lisa Carole Hanna, the bargainor, 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, on this the 16th day of June, 2005.

Notary Public

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07