THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24311-05-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $211,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2005. Notary Public My Commission Expires: 10-26-05

WARRANTY DEED

Address New Owner: Franklin W. Hancock, IV Ann S. Hancock 3306 Belmont Boulevard Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.08 Parcel No. 299

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark D. Tanner, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Franklin W. Hancock, IV and wife, Ann S. Hancock** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3306 Belmont Boulevard, Nashville, Tennessee 37215

Janna Leonore Lower, spouse of Mark D. Tanner, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said Mark D. Tanner.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2005.

Mark D. Tanner

Janna Leonore Lower
By Mark D. Tanner, Attorney-in-Fact
By

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark D. Tanner**, 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, at office, this 30th day of June, 2005.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark D. Tanner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said Janna Leonore Lower and is authorized by the said Janna Leonore Lower to execute this instrument on her behalf.

Witness my hand at office, this 30th day of June, 2005.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/07/05 15:36 2 pgs
Fees:13.00 Taxes:780.70

20050707-0078704

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3B on the Plan of Zone Lot Division Lots 3 and 5 Hawthorne Heights as of record in Plat Book 5800, page 394, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mark D. Tanner, unmarried, by deed dated September 28, 1987, from Cheryl A. Bowen Greene of record in Book 7365, page 554, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee;
2. Restrictive covenants contained in an instrument of record in Book 6257, page 841;
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6213, page 652 and Book 6229, page 706;
4. All matters appearing on the Plan of record as Book 5800, page 394, Register's Office for Davidson County, Tennessee.