WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,900.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/13/05 10:36 2 pgs
Fees:13.00 Taxes:458.43
20050713-0081058

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Janeane K. Hatchett	First Franklin	Map 108
1424 Timber Valley Dr.	3150 N. First Street	Group 16
Nashville, TN 37214	San Jose, CA 95131	Parcel 206

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

Julie Anne Pieper Hemmings, f/k/a Julie Anne Pieper and husband, Brian Hemmings

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Janeane K. Hatchett
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 85B, Zone Lot Division, Lots Nos. 85 and 86, Percy Priest Woods, Section II, of record in Book 5200, Page 755, amending Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Julie Anne Pieper by deed from Cecil L. Henson and wife, Lucie C. Henson, of record in Book 7708, Page 729, dated November 15, 1988, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6093, Page 392 and Book 6353, Page 307, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 755, amending Book 5800, Page 259, said Register's Office.

Julie Anne Pieper Hemmings and Julie Anne Pieper being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1424 Timber Valley Dr., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 my hand this 30th day of June, 2005.

Julie Anne Pieper-Hemmings
Julie Anne Pieper Hemmings

Brian Hemmings

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 Julie Anne Pieper Hemmings and Brian Hemmings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2005.

My Commission Expires: 3/31/07

Notary Public

