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Davidson County DEEDWARR
Recvd: 02/02/06 08:24 2 pgs
Fees:13.00 Taxes:358.53

20060202-0012819

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/06

(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
LEE A. BEVERLY	SUNTRUST MORTGAGE, INC.	**71-11-28**
(NAME) **1512 MERIDIAN STREET**	(NAME) 201 FOURTH AVENUE NORTH, 7TH FLOOR	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) NASHVILLE, TN 37219	
(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 **LEE A. BEVERLY, 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 Lot No. 14 on the plan of Nashville Trust Company's Subdivision, of the Land of John Woodard, Deceased, as of record in Book 161, page 127, Register's Office for Davidson County, Tennessee.

Said lot fronts 100 feet on the westerly line of Meridian Street, formerly Old Dickerson Road, and extends back between parallel lines 200 feet to a dead line measuring 100 feet thereon.

Being the same property conveyed to Larry O. Hanson from Jack F. Kemp, Secretary of Housing and Urban Development of Washington, D. C., by deed of record in Book 8167, page 929, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Larry O. Hanson and wife, Susan T. Hanson from Larry O. Hanson by deed of record in Instrument #20020212-0018317, said Register's Office.

This conveyance is subject to all matters of record in Book 161, page 127, and any and all other restrictions, easements and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1512 MERIDIAN STREET, 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 and 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 **27th** day of **January, 2006**.

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 wife, 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 office this 27th day of January, 2006.

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

Notary Public

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