Davidson County DEEDWARR
Recvd: 02/13/06 15:21 2 pgs
Fees:13.00 Taxes:1110.00

20060213-0017432

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of February, 2006.

Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rob Allen Mortensen	**Same**	**131-3-093.00 & 131-3-079.00**
1724 Green Hills Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Richard Aspinwall and wife, Heidi Aspinwall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rob Allen Mortensen and wife, Lisa Grace Mortensen

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:

Tract I

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Green Hills Resubdivision No. 2, of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 75 feet on the westerly margin of Green Hills Avenue and extends back between parallel lines 150 feet to a dead line.

Tract II

Land in Davidson County, TN, being the easterly 50 feet of Lot No. 20 on the Plan of Birdhaven of record in Book 1130, Page 30, said Register's Office.

Beginning at a point on the dividing line between Lots 19 and 20 on said plan 150 feet east of the easterly margin of Oriole Place, the same being the northeast corner of the property conveyed to Lawrence K. Benson and wife, of record in Book 4076, Page 586, said Register's Office; thence with said dividing line, eastwardly 50 feet thence southwardly 75 feet to the corner of Lots Nos. 20 and 21; thence with the line between said lots westwardly 50 feet to the southeasterly corner of the above referenced Benson property; thence with the easterly line of said Benson's property northwardly 75 feet to the point of beginning.

Together with an easement for walkway purposes with full rights of ingress and egress across the westerly 3 feet of the southerly 12 1/2 feet of Lot No. 20 on the Plan of Green Hills Subdivision No. 2 of record in Book 547, Page 139, said Register's Office.

Being the same property conveyed to Richard Aspinwall and wife, Heidi Aspinwall by deed from Bernard G. Walters and spouse, Katherine S. Walters of record in Book 9578, Page 229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved property known as **1724 Green Hills Drive, Nashville, TN 37215.**
And This is unimproved property known as **1726 Green Hills Drive, Nashville, TN 37215.**

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 9th day of February, 2006.

Richard Aspinwall

Heidi Aspinwall

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Aspinwall and wife, Heidi Aspinwall,** the bargainor(s) 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 Brentwood, Tennessee on this **9th** day of **February, 2006.**

Notary Public

My Commission Expires: 11-25-06

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Richard Aspinwall with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Heidi Aspinwall, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Heidi Aspinwall the within named bargainor(s) by the said Richard Aspinwall as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 9th day of February 2006.

NOTARY PUBLIC

My Commission Expires: 11-25-06

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY