State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$163,700.00**

Affiant

Subscribed and sworn before me this the 14th Day of February 2006

SUSAN MAGNUSON Notary Public At Large BEDFORD COUNTY, TN

Notary Public
My Commission Expires: 9-19-09

Davidson County DEEDWARR
Recvd: 02/24/06 09:17 2 pgs
Fees:13.00 Taxes:605.69

20060224-0021546

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Evanstine Hambrick **540 Hicks Road** **Nashville, Tennessee 37221**	**540 Hicks Road** **Nashville, Tennessee 37221**	**New Owner**

Map 128 Parcel 155

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

GEORGE F. BARTLETT, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

EVANSTINE HAMBRICK AND HUSBAND, JOHNNY HAMBRICK

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Being a parcel of land in the 22nd Councilmanic District of Davidson County, Tennessee, said parcel is shown as Parcel 155.00 on Map 128-00, as evidenced in Deed Book 8026 Page 853 in the Register's Office for Davidson County, Tennessee (RODCT) and said parcel is located north of Hicks Road, east of Sawyer Brown Road and being more particularly described as:

To find the beginning, start at an iron pin in the centerline of Hicks Road, said iron pin being the centerline of a 25 foot easement crossing Bartlett (Parcel 136) as evidenced in Instrument Number 20031213/17926,and said iron pin being 35 feet more or less from an iron pin in the south line of Fort as evidenced in Instrument Number 20040123/0009404 (RODCT), thence; following the centerline of the easement, North 16 degrees 08 minutes 28 seconds West a distance of 132.39 feet to a point, thence; continuing with the centerline of the easement, North 16 degrees 42 minutes 58 seconds East a distance of 143.06 feet to a point, thence; continuing with the centerline of the easement, North 06 degrees 14 minutes 55 seconds East a distance of 88.60 feet to an point, thence; continuing with the centerline of the easement, North 19 degrees 05 minutes 55 seconds East a distance of 164.86 feet to a point, thence; continuing with the centerline of the easement, North 16 degrees 40 minutes 21 seconds East a distance of 158.50 feet to a point, thence; continuing with the centerline of the easement, North 33 degrees 22 minutes 03 seconds East a distance of 56.90 feet to an point; thence crossing the easement, North 09 minutes 09 seconds East 27.73 feet to a concrete monument, said concrete monument being an interior corner to Bartlett (Parcel 136) , and said concrete monument being the northwest corner of Fort, thence; following the north line of Fort, South 61 degrees 33 minutes 05 seconds East a distance of 361.38 feet to an iron pin, the BEGINNING said iron pin being the southwest corner of the property herein described and said iron pin being in the east line of Bartlett (Parcel 136) and said iron pin being in the north line of Fort, thence:

1) leaving the line common to Fort, along the line common to Bartlett (Parcel 136), North 48 degrees 25 minutes 20 seconds East a distance of 209.04 feet to an iron pin, said iron pin being the northwest corner of the property herein described, and said iron pin being the northernmost corner of Bartlett (Parcel 136), and said iron pin being in the east line of Shiloh United Primitive Baptist Church as evidenced in Deed Book 5303 Page 82 RODCT, and said iron pin being in the west line of DeMoss as evidenced in Deed Book 324 Page 352 RODCT, thence:

2) leaving the line common to Bartlett, along the line common to DeMoss, South 81 degrees 38 minutes 00 seconds East a distance of 215.00 feet to an iron pin, said iron pin being the northeast corner of the property herein described, and said iron pin being an interior corner of DeMoss, thence:

3) continuing with DeMoss, South 17 degrees 04 minutes 47 seconds West a distance of 161.87 feet to an iron pin, said iron pin being the southeast corner of the property herein described, and said iron pin being the southwest corner of DeMoss, and said iron pin being in the north line of Fort, thence:

4) leaving the line common to DeMoss, along the line common to Fort, North 81 degrees 38 minutes 00 seconds West a distance of 325.00 feet to an iron pin, the BEGINNING, containing 43200 square feet or 0.9917 acres more or less, according to a survey by Jesse E. Walker, RLS, PE dated January 16, 2005.

Also conveyed herein a Septic Easement of record in Book 8007, page 664; Book 8021, page 992; and Book 8026, page 855, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to George F. Bartlett, a single person by Quitclaim Deed from Suzie D. Bartlett of record in Book 7989, page 6, and Deed of Correction of record in Book 8021, page 990, and Deed of correction of record in Book 8026, page 853, Register's Office for Davidson County, Tennessee .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 14th **Day of** February, **2006**

George F. Bartlett

George F. Bartlett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th **Day of** February, **2006**, before me appeared

George F. Bartlett

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN