WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 09:03 3 pg
Fees:18.00 Taxes:185.00

20060301-0023335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Connie Hartley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 02/28/06.

Notary Public

MY COMMISSION EXPIRES: 8/2/08

(AFFIX SEAL) MICHAEL L. HALEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services of TN, Inc. (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Hartley et al. (NAME)	SAME (NAME)	107-14-0
902 Goodbar Drive (STREET ADDRESS/ROUTE NUMBER)	5371 Florence Rd. (STREET ADDRESS)	80.00
Nashville, TN 37217 (CITY/STATE/ZIP)	Murfreesboro TN 37129 (CITY/STATE/ZIP)	

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,

Linda G. Rogers and Albert K. Sweeney and Deborah M. Brennis, being the heirs at law of Albert F. Sweeney, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Hartley and wife Connie Hartley, and Thomas Brissette and wife Melissa Brissette

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:

See Attached Legal Description

Subject to the following: all matters noted on plat of record in Book 1424, page 94-95, and to any easements, setback lines and restrictions of record; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county property taxes were prorated as of date of deed and assumed by Grantees.

This is unimproved ( )
improved (X) property, known as 902 Goodbar Drive (House Number/Street) Nashville (City/Town) TN (State) 37217 (Postal Code)

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 our hand s this 28th day of February, 2006.

Linda G. Rogers — **LINDA G. ROGERS**

Albert K. Sweeney — **ALBERT K. SWEENEY**

Deborah M. Brennis (Now Tuggle) — **DEBORAH M. BRENNIS**

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 **Linda G. Rogers and Albert K. Sweeney and Deborah M. Brennis** 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 **Nashville**, **TN**, this **02/28/06**.



_____Notary Public

Commission Expires: 9/20/2008



REAL ESTATE LOAN SERVICES OF TENNESSEE, INC.

CONTINUATION SHEET
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 148 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 148 fronts 70 feet on the easterly side of Goodbar Drive and runs back between lines, 142.8 feet on the northerly line, 143 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Albert F. Sweeney and wife, Katherine L. Sweeney, by Warranty Deed from A. G. M. Homes, Inc., a Tennessee corporation, dated August 6, 1949, recorded August 8, 1949, of record in Book 1732, page 91, in the Register's Office for Davidson County, Tennessee. The said Katherine L. Sweeney (aka Lena Katherine Sweeney) died on June 18, 1990, leaving Albert F. Sweeney as surviving tenant by the entireties. The said Albert F. Sweeney died unmarried on September 1, 2005, devising the above property to Linda G. Rogers, Albert K. Sweeney, and Deborah M. Brennis, by Last Will and Testament of record in Probate Court for Davidson County, Tennessee, Docket No. 05P1649.

Reg/101181-06

NOTE: See Affidavit of Heirship recorded herewith in Instrument Number _____, said Register's Office.

AKS fsk DMBT.