THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner--George Faulkner
691 Revels Drive
Nashville, TN 37207

MAP PARCEL NUMBERS
Map & Parcel No.--59-11-156

Davidson County DEEDWARR
Recvd: 03/08/06 10:45 2 pgs
Fees:13.00 Taxes:370.00

20060308-0026862

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of February, **2006**, by and between **Barbara Bean**, Unmarried, party of the first part, and **George Faulkner**, Unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$100,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 480 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Registers Office for Davidson County, Tennessee, to which said Plan reference is hereby made fora complete legal description.

BEING the same property conveyed to Barbara Bean, an unmarried person, by deed from National Mortgage Company, of record in Book/Instrument No.4591, page 88 Register's Office, Davidson County, Tennessee, dated 3/31/1972 and recorded 4/10/1972.

The above referenced property is also known as 691 Revels, Nashville, TN, 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 4175, page 90; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Barbara Bean

Barbara Bean

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara Bean,** unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of February, **2006.**

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of February, **2006.**

NOTARY PUBLIC

My commission expires: 1-27-07

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
691 Revels Drive
Nashville, TN 37207

Name and address of new owner:
George Faulkner
692 Revels Drive
Nashville, TN 37207