Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 03/13/06 15:38 2 pgs
Fees:13.00 Taxes:414.40
20060313-0028867

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Stephen P. Hahn	Countrywide Home Loans	05205004000
2483 Cooper Ave E.	3011 Armory Dr Ste 120	11D 70285
Clovis CA 93619	Nash TN 37204	

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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

W. J. Fillmore, unmarried

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

Stephen P. Hahn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot Number 1, on the Plan of G.W. Hire Subdivision, of record in Plat Book 5210, Page 299, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. J. Fillmore by Quitclaim Deed of record in Book 6015, Page 417, Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed to W.J. Fillmore and G.W. Hire in Deed Book 4567, Page 178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record. Reference is hereby made to the Power of Attorney of W.J. Fillmore of record in Instrument No. _____X_____, Register's Office for Davidson County, Tennessee. X 20060313-0028866

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This is improved property known as 334 Madison Blvd. Madison TN 37115.

TO HAVE AND TO HOLD the said tract of 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 HANDS THIS 9TH DAY OF MARCH, 2006.

W. J. Fillmore - By Julia Eggers his Attorney-in-fact

W. J. Fillmore
BY: Julia Eggers, his atty-in-fact

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, JULIA EGGERS, IN HER CAPACITY AS ATTORNEY IN FACT WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE ATTORNEY IN FACT OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 9TH DAY OF MARCH, 2006.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Julia Eggers

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2006.

Notary Public K. J. Losh

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMMER COUNTY, TN

MY COMMISSION EXPIRES: 07/24/07