Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,600.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2006. (Affix Seal) Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 03/14/06 09:59 2 pgs
Fees:13.00 Taxes:446.22
20060314-0029093

WARRANTY DEED

Preparer's File #-06B0063

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 25, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mandy Nevill	Mandy Nevill	119-10-159
2712 Hartford Drive	2712 Hartford Dr.	
Nashville, Tennessee 37210	Nashville, TN 37210	

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, I/we, CHRISTOPHER HUSKEY AND WIFE, KATHERINE M. HUSKEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MANDY NEVILL, unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18, On the Plan of Hidden Acres Subdivision, of record in Plat Book 1130, page 89, said Register's Office, as follows:
Said Lot No. 18 fronts 74 ft. on the easterly side of Hartford Drive and runs back between lines 172 ft. on the northerly line and 155 ft. on the southerly line to a dead line in the rear which is a broken line and measures 77 ft. thereon.

Both Tracts being the same property conveyed to Christopher Huskey and wife, Katherine M. Huskey by Warranty Deed from George B. Stallings, II, dated May 19, 2005 and filed of record on May 25, 2005 in Instrument Number 20050525-0058811, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **2712 Hartford Drive, Nashville, Tennessee 37210**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this **28th** day of **February**, **2006**:

Christopher Huskey

Katherine M. Huskey by Chi Huskey attn in fact
Katherine M. Huskey

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 CHRISTOPHER HUSKEY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 28th day of February, 2006.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

State of Tennessee

County of Williamson

On this 24 day of February 2006, before me personally appeared *Katherine M. Huskey, by Christopher Huskey, as her Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *Katherine M. Huskey*, and who acknowledged that such person executed the same as the free act and deed of *Katherine M. Huskey*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 7/17/09

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.