THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02812

Davidson County DEEDWARR
Recvd: 03/14/06 12:14 2 pgs
Fees:13.00 Taxes:1073.00
20060314-0029226

Property Address:
103 Fern Avenue, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rico L. Hannah, unamarried** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Susan Hannah, and Husband Melvin L. Hannah,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lots 32, 33 and the southerly 38 feet of Lot 34 on the Map of J.B. Haynie's Grove Plan, of record in Book 57, Page 64, Register's Office for Davidson County, Tennessee. Said Lots 32 and 33 front 50 feet on the east side of Birch Avenue and the southerly 38' of Lot 34 fronts 38' on the east side of Birch Avenue and all run back between parallel lines 125 feet or an alley.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Susan Speights, married, dated December 10, 2004, and recorded December 22, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200412220152189.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

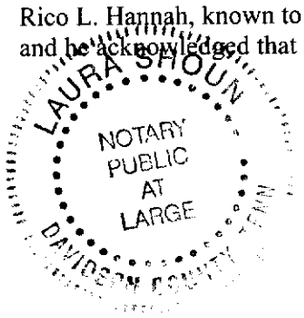
The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 7th day of February, 2006

Rico L. Hannah {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 7th day of February, 2006, before me, the undersigned officer, personally appeared Rico L. Hannah, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.



Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $290,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 7th of February, 2006



Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Susan Hannah and Melvin Hannah
103 Fern Avenue
Nashville, TN 37207

Person Or Entity Responsible For Payment Of Taxes:
Susan Hannah and Melvin Hannah
103 Fern Avenue
Nashville, TN 37207

Tax Parcel ID#: 071-14-0-020.00