THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/20/06 08:15 2 pgs
Fees:13.00 Taxes:397.75
20060420-0045088

Our File Number: 23656B

MAP/GROUP/PARCEL: 060-02-0/250.00

NEW OWNER'S NAME AND ADDRESS:
TANGA RUSSELL AND LASHANNA WELCH
3012 CARTERWOOD DRIVE
NASHVILLE, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, WILLIAM HILLMAN, A MARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto TANGA RUSSELL, AN UNMARRIED WOMAN, AND LASHANNA WELCH, AN UNMARRIED WOMAN, tenants in common with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 182 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, OF RECORD IN BOOK 2900, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

The subject property is improved property known as 3012 CARTERWOOD DRIVE, Nashville, TN 37207.

BEING the same property conveyed to William Hillman herein by deed of record in Instrument Number ~~2001121-0114876~~ *20001121-0114876, Register's Office for Davidson County, Tennessee. Joyce Hillman, wife of William Hillman, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, she may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WILLIAM HILLMAN

JOYCE HILLMAN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, WILLIAM HILLMAN and wife, JOYCE HILLMAN, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 13TH day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES: SEPT 22, 2007

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value whichever is greater for this transfer is $107,500.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of April, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-05-2010

NATALIE MARSH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY