Davidson County DEEDWARR
Recvd: 04/25/06 14:02 2 pgs
Fees:13.00 Taxes:518.00
20060425-0047238

This Instrument Prepared By:
G. Philip Anderson, Attorney
5409 Maryland Way, Suite 105
Brentwood, Tennessee 37027

05.

ADDRESS NEW OWNER:
Don M. Lunn
8315 Alamo Rd
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **147-05**
GROUP
PARCEL **82**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Michael Hatch, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Don M. Lunn**, hereinafter called the "GRANTEE", his heirs and assigns, a 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. 130 on the Plan of Caldwell Hall Subdivision, Section 1, revised, of record in Plat Book 2900, page 57, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David Michael Hatch and wife Sallye Weatherman Hatch by deed from James Bohannon and wife Joyce Bohannon of record in Book 8399, page 13, Register's Office for Davidson County, Tennessee. The said Sallye Westherman Hatch is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **4806 Arden Dr., Nashville, Tennessee 37211.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **21st** day of **April, 2006.**

David M. Hatch

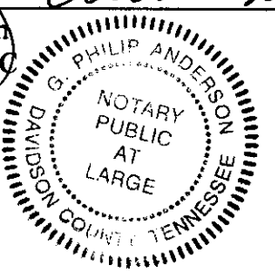
David Michael Hatch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Michael Hatch, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of April, 2006.

G. Philip Anderson
NOTARY PUBLIC



My Commission Expires: 7.15.08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of April, 2006.

G. Philip Anderson
NOTARY PUBLIC

My Commission Expires: 7.15.08

