WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 115,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 26th day of April, 2006.

NOTARY PUBLIC
My Commission Expires: _____

SHIRLEY COCHRAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 10, 2009

Davidson County DEEDWARR
Recvd: 05/08/06 11:52 2 pgs
Fees:13.00 Taxes:425.50

20060508-0053311

Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06030005

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
David Husmann, & Sari Husmann 3825 Atherton Road #115 Rocklin, CA 95765	New Owner	044-14-0 / 139.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by David Husmann and wife, Sari Husmann, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **DALLAS E. HANSEN**, and wife, **CLARA J. HANSEN**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

DAVID HUSMANN and wife, **SARI HUSMANN**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 122 on the Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown of Plan recorded January 29, 1949, in Book 1424, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dallas E. Hansen and wife, Clara J. Hansen by deed from Robert J. Shoemake and wife, Vivian J. Shoemake of record in Instrument No. 20010521-0052157, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. 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. 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.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEES.
Easement sin Book 626, page 556; Book 662, page 743; Book 576, page 664; Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 1009 & 1011 Merritt Street, Old Hickory, TN. 37138.

Witness our hands this 26th day of April, 2006

Dallas E. Hansen

Clara J. Hansen

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Dallas E. Hansen and Clara J. Hansen the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 26th day of April, 2006

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: **Dallas E. Hansen and wife, Clara J. Hansen**

To: **David Husmann and wife, Sari Husmann**

Property:
(Duplex)

1009 & 1011 Merritt Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000
www.ljelaw.com