RETURN TO: SATURN & MAZER TITLE SERVICES, INC. FILE BOX 7
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 SP44565

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25272-03-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me this 5th day of May, 2006. Notary Public My Commission Expires: 3-27-07

JANET L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

WARRANTY DEED

Address New Owner: Eric Glasser, Teresa Glasser 5021 Franklin Road Nashville, TN 37220	**Send Tax Bills To:** **Suntrust Mortgage, Inc.** **201 Fourth Ave N/7th Floor** **Nashville, TN 37219**	**Tax Information:** Map No.146.06-0 Parcel No. 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph B Hart**, unmarried("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Glasser and wife, Teresa Glasser** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5021 Franklin Road, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of May, 2006.

Joseph B Hart

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph B Hart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2006.

Notary Public

My Commission Expires:

GERALD PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/10/06 14:08 2 pgs
Fees:13.00 Taxes:2035.00
20060510-0055002

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Fieldcrest Estates, as of record in Plat Book 2331, (erroneously referred to as Book 233 in the previous two deeds of record), page 124, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph B. Hart and wife, Michelle R. Hart by Deed dated May 26, 2004 from Thomas C. Alsup and Thomas C. Alsup, II of record in Instrument No. 20040602-0064416, Register's Office for Davidson County, Tennessee. Joseph B. Hart and Michelle R. Hart having since been divorced by final decree in the Circuit Court for Davidson County, Tennessee, Docket No. 05D693, dated February 28, 2006. Michelle R. Hart has subsequently conveyed her interest in said property to Joseph B. Hart by Quitclaim Deed dated March 7, 2006, of record as Instrument No. 20060314-0029008, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2542, page 219, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7697, page 944, and in Book 7838, page 596, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 2331, page 124, Register's Office for Davidson County, Tennessee.