This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joanne Concepcion
3722 Tibbs Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~Mortgagee~~ New Owner

MORTGAGEE:
_____
_____
_____, _____ _____

MAP **133-6**
GROUP
PARCEL **208.00**

Davidson County DEEDWARR
Recvd: 05/11/06 09:44 2 pgs
Fees:13.00 Taxes:464.35
20060511-0055265

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 P. Russell and Joanne M. Russell, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Joanne Concepcion, unmarried**, hereinafter called the "GRANTEE", her 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. 12 on the Plan of Leonard Heights, of record in Plat Book 2330, page 15, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to David P. Russell and Joanne M. Russell, husband and wife by deed from Oldham Investment Properties, LLC of record in Instrument no. 20050715-0082527, Register's Office for Davidson County, Tennessee.

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 **3722 Tibbs Drive, 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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **27th** day of **April, 2006.**

David P. Russell

Joanne M. Russell by David Russell Attorney at fact
Joanne M. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David P. Russell,**, 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 and he further acknowledged that he is the attorney in fact for **Joanne M. Russell**, and that as such attorney in fact he executed the foregoing instrument for the purposes therein contained by signing the name of **Joanne M. Russell** as her free act and deed.

WITNESS my hand and official seal this 27th day of April, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $125,500.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 2006.

NOTARY PUBLIC

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2009 WILLIAMSON COUNTY, TN