WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 100,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 9th day of MAY, 2006.

NOTARY PUBLIC
My Commission Expires: My Commission Expires SEPT. 19, 2009

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

Davidson County DEEDWARR
Recvd: 05/15/06 11:40 2 pgs
Fees:13.00 Taxes:370.00

20060515-0056658

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06030004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
David Husmann, & Sari Husmann 3825 Atherton Road Rocklin, CA 95765	New Owner	53-03 / 108.00

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, **TIM G. DAVIS**, and wife, **KAREN R, DAVIS**, 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. 126 on the Plan of E.I. Dupont DeNemours and Company's Subdivision, Section "C" of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tim G. Davis and wife, Karen R. Davis by deed from Ronald D. Huddleston and wife, Sherri Huddleston of record in Instrument No. 20011127-129174, 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.
Subject to Easements of record in Book 626, page 556, Book 662, page 743, and Book 2016, page 337 and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of E.I. DuPont DeNemours and Company's Subdivision, Section "C" as of record in Book 1424, page 66, said Register's Office.

This is improved property known as: 1307 & 1309 Berry Street, Old Hickory, TN. 37138.

Witness our hands this 9th day of May, 2006

Tim G. Davis

Karen R. Davis

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 Tim G. Davis and Karen R. Davis 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 11 day of May, 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: **Tim G. Davis**
and wife,
Karen R, Davis

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

Property:
1307 & 1309 Berry 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