Davidson County DEEDWARR
Recvd: 05/17/06 10:32 3 pgs
Fees:18.00 Taxes:1248.75
20060517-0057653

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 10th day of May, 2006, by and between CLARENCE MICHAEL LOVELL and BRENDA G. LOVELL, HUSBAND AND WIFE, hereinafter called Grantors, and NELLO SESTINI, UNMARRIED, and EVA HINSHAW, UNMARRIED, as joint tenants with right of survivorship, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CLARENCE MICHAEL LOVELL and BRENDA G. LOVELL, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto NELLO SESTINI, UNMARRIED, and EVA HINSHAW, UNMARRIED, as Joint Tenants With Right of Survivorship, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 6658 CLARKSVILLE PIKE, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

SELLER:

CLARENCE MICHAEL LOVELL
Signature of Seller

BRENDA G. LOVELL
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CLARENCE MICHAEL LOVELL and BRENDA G. LOVELL, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at JOELTON, **TENNESSEE, this** 10th **day of May, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

NELLO SESTINE and EVA HINSHAW

6498 CLARKSVILLE PIKE
JOELTON, TENNESSEE 37080

Property Address:

6658 CLARKSVILLE PIKE, JOELTON, TENNESSEE 37080
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 14, PARCEL 90

AFFIDAVIT OF VALUE

STATE OF TN :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **337500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Stan Overton
Affiant

Sworn to and subscribed before me, a Notary Public, this 10 day of **May, 2006.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-341J

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964 and revised October 20, 1964, and being more particularly described as follows, to wit:

BEGINNING at a point in the easterly right-of-way of Douglas Road and the northerly margin of the right-of-way of Clarksville Highway; thence in a northerly direction along the easterly margin of the right-of-way of Douglas Road, 735 feet to a point; thence south 79 degrees east 218.0 feet to an iron pin; thence south 6 degrees west 715.0 feet to an iron pin located in the northerly margin of the right-of-way of Clarksville Highway; thence North 79 degrees 00' west 304.0 feet to the point of beginning and containing 3.2 acres, more or less.

Being the same property conveyed to Clarence Michael Lovell and wife, Brenda G. Lovell, by Deed from William A. Gullette and wife, Edna E. Gullette, of record in Book 9249, page 198, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 90).
2. Restrictions and Covenants as set forth in Deed of record in Book 3866, page 398, Register's Office for DAVIDSON County, Tennessee.

3. Right-of-Way and Easement Agreements with Tennessee Gas Transmission Company, of record in Book 2274, page 58; Book 2745, page 286; and Book 3610, page 12, Register's Office for DAVIDSON County, Tennessee.

4. Country easements and rights-of-way for Douglas Road and Clarksville Highway.