Davidson County DEEDWARR
Recvd: 06/26/06 14:18 2 pgs
Fees:13.00 Taxes:384.80
20060626-0076093

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Homer Hardy 1734 Knowles Nashville TN 37208	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $104,000.00

Map & Parcel No.
81-15 315.00

Affiant
Subscribed and sworn to before me on 06/13/06.

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:_____

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Steve Ganaway, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Homer Hardy, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Tract 1: BEING Lot 42 on the map of the Bransford Realty Company's Re-subdivision of part of The Manlove Tract, as of record in Book 421, page 53, Register's Office for said County. Said Lots 41 and 42 front together 75 feet on the northerly side of Thompson Street and run back between parallel lines 136 feet, more or less to an alley.

Lot 41 and 42 are separate lots.

BEING a portion of the same land conveyed to Steve A. Ganaway from Sarah Ganaway Gray, by Quitclaim Deed dated March 03, 2006, of record in Instrument No. 200603030025224, said Register's Office.

Also Being the same land conveyed to Sarah Ganaway Gray from Steve A. Ganaway, by Quitclaim Deed, dated July 30, 2005, of record in Instrument No. 200508310104210, said Register's Office.

Also Being the same land conveyed to Steve A. Ganaway from Theodore Chisom, by Quitclaim Deed, dated December 29, 2003, of record in Instrument No. 200401020000756, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1734 Knowles, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/13/06.

Steve Ganaway

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Steve Ganaway, 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 and official seal at Nashville, TN, this the 13th day of June, 2006.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

Notary Public

My Commission Expires: