BOX #14A

State of Tennessee G#19754-2
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2006.

Notary Public

My commission expires: May 30, 2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/06 08:31 2 pgs
Fees:13.00 Taxes:980.50
20060705-0079659

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Perry E. Talley	WELLS FARGO BANK, N.A.	141 15 O D 003.00 CO
7501 Staffordshire	P. O. Box 17339	
Nashville, TN 37221	Baltimore, MD 21297-1339	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lisa Edgin Hanna, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Perry E. Talley and wife, Terry L. Talley

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 3 on the Plan of "Sheffield" on the Harpeth, Phase I, as of record in Book 6900, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Eddie E. Hanna and wife, Lisa Edgin Hanna by Deed from Elliot D. Feller and wife, Donna L. Feller of record in Book 8592, Page 462. Eddie E. Hanna and wife, Lisa Edgin Hanna having since divorced by Final Decree of Record in Minute Book 284C, Page 2291 and File No. 97D-1259, in Circuit Court for said County. The said property was further conveyed to Lisa Edgin Hanna by Quitclaim deed from Eddie Eugene Hanna of record in Book 11118, Page 52 of record in Book 8592, Page 462, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **7501 Staffordshire, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and 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 GRANTEE, his 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 my/our hand(s) this 30th day of June, 2006.

Lisa Edgin Hanna

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lisa Edgin Hanna**, the bargainor(s) 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 office, this 30th day of June, 2006.

Notary Public

My Commission Expires: 1-26-2008

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY