Davidson County DEEDWARR
Recvd: 07/06/06 10:14 2 pgs
Fees:13.00 Taxes:647.49
20060706-0080661

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$174,997.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
30th day of JUNE, 2006

Notary Public

MY COMMISSION EXPIRES: 11-28-09

ROBERTSON COUNTY TENNESSEE
DARLENE SHORT LARGE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHANIE J. HASSELHAN	**SunTrust Mortgage, Inc.**	**150-02-0-230.00**
3065 BRANTLEY DRIVE	**P.O. Box 57028**	
ANTIOCH, TN 37013	**Irvine, CA 92618-7028**	

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

J. DOYLE RUST, II AND WIFE, BETTY T. RUST

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

STEPHANIE J. HASSELHAN, UNMARRIED AND BRIAN BOWKER, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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, described as follows, to wit:

Being Lot No. 176, on the Plan of Revised Lots 173-176 of Harbor Gate, Section Two, as of record in Book 6200, page 509, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Doyle Rust, II, and wife, Betty T. Rust, by Warranty Deed from George H. Steil, II, and wife, Betty M. Steil, dated December 31, 1995 and recorded January 2, 1996 in Book 9905, page 488, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 6366, Page 494; The Plan of Record in Book 6200, Page 509, said Register's Office.

This is improved (X) property known as **3065 BRANTLEY DRIVE, ANTIOCH, TN 37013**
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, and 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; 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 GRANTEES, their 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 30th day of JUNE, 2006.

J. DOYLE RUST, II

BETTY T. RUST

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. DOYLE RUST, II AND WIFE, BETTY T. RUST 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 Mt. Juliet, Tennessee, this 30th day of JUNE, 2006.

Commission Expires: 11-25-07

Darlene Short
Notary Public

DARLENE SHORT NOTARY PUBLIC AT LARGE TENN. ROBERTSON CO.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____ _____
Notary Public