Davidson County DEEDWARR
Recvd: 07/06/06 11:21 2 pgs
Fees:13.00 Taxes:1076.70
20060706-0080848

ADDRESS NEW OWNER:
Mary Lisa Hanna

517 Hickory Trail Drive
Nashville, TN 37209

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
101 133

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Shirley J. Hedge, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mary Lisa Hanna, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 5, Hickory Trails Farms, Section 1, as of record in Plat Book 4480, Pages 192 and 193, Register's Office for said County, to which reference is here made for a more complete and accurate description of said lot.
Being the same property conveyed to Harold Hedge and wife, Shirley J. Hedge, by Warranty Deed dated February 25, 1976, from Alvin W. Terrell and Sons, Inc., of record in Book 5010, Page 669, Register's Office for Davidson County, Tennessee. The said Harold Hedge died on February 21, 2001, leaving Shirley J. Hedge as the sole surviving tenant by the entirety. Harold Hedge is one and the same person as Harold L. Hedge. Shirley J. Hedge is one and the same person as June Hedge.

This is property with a common address of 517 Hickory Trail Drive, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4460, Pages 104 and 105, as revised in Book 4460, Pages 192 and 193, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4641, Page 325, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $291,000.00.

Affiant

Subscribed and sworn before me this 5th day of July, 2006.

My Commission Expires: July 19, 2008

Notary Public

LINDA F. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **5th** day of **July, 2006**.

Shirley J. Hedge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Shirley J. Hedge, an unmarried woman** , with whom I am personally acquainted, or who 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 and official seal at office this **5th** day of **July, 2006**.

Notary Public
My Commission Expires: July 19, 2008

File No. 0606-083

LINDA F. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008