JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

G-VR-06-1709B

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian Nealy	New Owner (NAME)	
1709B Nassau Street (ADDRESS)	331 Lofas Pl. (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Vallejo, CA 94589 (CITY) (STATE) (ZIP)	81-12-60.00 (PART OF)

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN HEMPHILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LILLIAN NEALY, A SINGLE WOMAN AND DIONNA BRUBECK, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 10 ON THE MAP OF W. S. SETTLE'S SUBDIVISION OF LOT NOS. 249-277 INCLUSIVE OF THE NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, AS OF RECORD IN BOOK 57, PAGE 71, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 10 FRONTS 50 FEET ON THE WESTERLY SIDE OF NASSAU STREET, AND RUNS BACK BETWEEN PARALLEL LINES 155 FEET TO THE EASTERLY MARGIN OF JENKINS STREET.

BEING THE SAME PROPERTY CONVEYED TO KEVIN HEMPHILL BY WARRANTY DEED FROM JANET M. HOSALE RECORDED AUGUST 3, 2005 IN INSTRUMENT NO. 2005803-0091109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: a) 2006 Property Taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 57, page 71 and Exhibit B-20060508-0053440; as instrument number 20060508-0053440; 20060508-0053439, said Register's Office; c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 1709B Nassau Street, Nashville, Tennessee 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 28th day of June, 2006.

Kevin Hemphill

Davidson County DEEDWARR
Recvd: 07/06/06 15:41 2 pgs
Fees:13.00 Taxes:610.50

20060706-0081276

STATE OF Tennessee
COUNTY OF Davidson

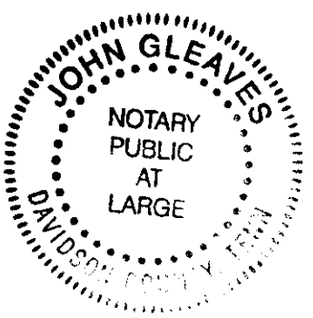
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Hemphill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903