WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VR-06-1709A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Carrie Tuck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd 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 Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LILLIAN NEALY & DIONNA BRUBECK (NAME)	**LILLIAN NEALY & DIONNA BRUBECK** (NAME)	
1709A NASSAU STREET (ADDRESS)	331 Lofas Pl. (ADDRESS)	**81-12-60.00**
NASHVILLE, TN 37208 (CITY) (STATE) (ZIP)	Vallejo, CA 94589 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID HEREINAFTER NAMED GRANTEE(S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/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 UNIT NO. A, NASSAU TOWNHOMES, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLANNED UNIT DEVELOPMENT WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20060508-0053440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF 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; AS INSTRUMENT 200605080053440; 200605080053439, 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 **1709A Nassau Street, Nashville, Tennessee, 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 07/07/06 09:40 2 pgs
Fees:13.00 Taxes:610.50

20060707-0081488

Witness my/our hand (s) this 22nd day of JUNE 2006.

KEVIN HEMPHILL

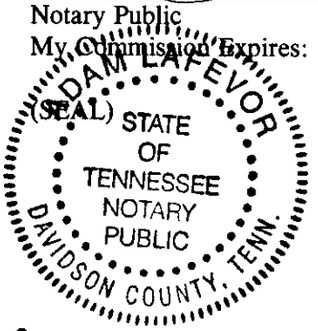
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN HEMPHILL**, the within named bargainer, 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, at office, this 22nd day of JUNE 2006.

Notary Public
My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212