RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

CHARLES G. KING
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

STATE OF Tennessee
COUNTY OF Washington
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS June 28, 2006.

NOTARY PUBLIC

My commission expires: 7/7/09

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Sullivan 3940 Bear Hollow Road Joelton, TN 37080	New Owner	029-00-0-030.00

Davidson County DEEDWARR
Recvd: 07/10/06 13:22 2 pgs
Fees:13.00 Taxes:703.00

20060710-0082480

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($190,000.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Kimberly D. Hanley and Gregory A. Hanley, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **Sonya Sullivan, unmarried,** hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Land in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No 2 on the Plan of Arrington Subdivision, of record in Plat Book 8250, page 474, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the North right of way of Bear Hollow Road, said pin being the Southwest corner of Lot #2 on the Arrlington Subdivision, of record in Book 8250, Page 474: thence North 05deg 03' 18" East 841.92 feet to an iron pin: thence South 87 deg. 55' 44" East 647.69 feet to an iron pin: thence South 02 deg. 18' 06" West 267.80 feet to an iron pin; thence South 03 deg 30'24" West 85.44 feet to an iron pin in the North right of way of Bear Hollow

Road; thence with said right of way South 71 deg 09'48" West 371.87 feet to an iron pin: thence with a curve to the left with a radius of 346.29 feet, a length of 97.73 feet and a chord of South 62 deg. 56'39" West 97.40 feet to an iron pin; thence with a curve to the left with a radius of 379.57 feet, a length of 187.66 feet and a chord of South 40 deg 41' 45" West 185.75 feet to an iron pin; thence South 26 deg 31'57" West 94.18 feet to a point of beginning containing 337,755.476 square feet or 7.754 acres, more or less.

Being the property commonly known as 3940 Bear Hollow Road, Joelton, TN 37080.

Parcel ID #029-00-0-030.00

Being the same property conveyed to Gregory A. Hanley and Kimberly D. Hanley, husband and wife, by Warranty Deed from Michael W. Arrington and Lisa R. Arrington, husband and wife, dated August 16, 1998, of record in Book 11072, Page 527, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this June 28, 2006.

Kimberly D. Hanley

Kimberly D. Hanley

Gregory A. Hanley

STATE OF Tennessee
COUNTY OF Washington

Personally appeared before me, a Notary Public, **Kimberly D. Hanley and Gregory A. Hanley**, being by me and duly sworn (or affirmed), 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 and seal, this June 28, 2006.

Charles G. King

Notary Public

My commission expires: 7/7/09

CHARLES G. KING
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY