PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 07/17/06 15:51 2 pgs
Fees:13.00 Taxes:1294.63
20060717-0085973

W & I Ref:(_____) Title No: 47981
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachel C Nelley 132 Longwood Place Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 117090B01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$349,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Matthew Hassan and spouse, Kristina Storck**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel C Nelley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Longwood of record in Book 5200, page 86 revised as to building area and ground coverage in Book 5419, page 183 Register's Office for said County.

Said Lot No. 17 fronts 60.00 feet on the northerly margin of Longwood Place and extends back between parallel lines 95.00 feet to a line in the rear, measuring 60.00 feet thereon. Together with and subject to a Deed of Easement for driveway purposes of record in Book 7098, page 187, said Register's Office.

Being the same property conveyed to J. Matthew Hassan and Kristina Storck, as joint tenants with right of survivorship by deed from Betty Joyce Ralston, unmarried of record in Doc. No. 20010424-0040575, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200 Page 86, amended in Book 5419, page 183, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5287, page 712, said Register's Office, and Book 6925, page 836, said Register's Office. Deed of Easement for driveway purposes of record in Book 7098, page 187, said Register's Office.

This is improved property, known as: 132 Longwood Place, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of July, 2006.

J. Matthew Hassan

Kristina Storck

State of TENNESSEE
County of DAVIDSON

On this 17th day of July, 2006 , before me the undersigned authority, personally appeared J. Matthew Hassan and Kristina Storck , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $349,900.00

Kimberly R. Mankin
Affiant

Sworn and subscribed before me this the 17th day of July, 2006

My Commission Exp. May 24, 2008

My Commission Expires: _____

Notary Public

TONYA R. MASTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN