THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25729-07-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $880,000.00. Affiant Subscribed and sworn to before me this 2nd day of August, 2006. Notary Public My Commission Expires: J. MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Katherine E. Hartmann, Mark E. Hartmann 2000 Sweetbriar Avenue Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage, Inc 201 4th Ave N/7th Fl. Nashville, TN 37219	**Tax Information:** Map No.104.16-0 Parcel No. 248.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Jewel Dean Company, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine E. Hartmann and husband, Mark E. Hartmann** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2000 Sweetbriar Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of August, 2006.

The Jewel Dean Company, LLC, a Tennessee limited liability company

By_____
Adam Ryan, member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Adam Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member (or other officer authorized to execute the instrument) of The Jewel Dean Company, LLC, the within named bargainor, a limited liability company, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 2nd day of August, 2006.

Notary Public

Commission Expires: GERALD G. PATERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires
[illegible]

Davidson County DEEDWARR
Recvd: 08/07/06 13:48 2 pgs
Fees:13.00 Taxes:3256.00

20060807-0096554

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2, , the easterly 5.0 feet of Lot No. 3 and all of Lots Numbers 27-H and 27-I on the Plan of Re-Subdivision of T.W. Crutcher and Co.'s Subdivision of the Hostettler property, as of record in Book 843, page 71, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the northerly margin of Sweetbrier Avenue at a point 5.0 feet west of the corner of Lots Nos. 2 and 3; thence with the said Avenue eastwardly 65.0 feet to the westerly margin of an alley; thence with said alley northwardly 255 feet 6 inches; thence westwardly 112.0 feet to the corner of Lots No. 27-G and 27-H; thence with the line between said two lots southwardly 78 feet, 7 inches to the common corner of Lots. Nos. 3, 4, 27-G and 27-H; thence with said line between Lots Nos. 3 and 27-H eastwardly 55.0 feet; thence southwardly 175.0 feet to the beginning.

Being the same property conveyed to The Jewel Dean Co., LLC by deed dated 02/22/2005 from William E. Dillon and wife, Pamela P. Dillow of record in Instrument No. 20050224-0020337, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 843, page 71, Register's Office for Davidson County, Tennessee.