Davidson County DEEDWARR
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Fees:13.00 Taxes:172.05

20060907-0110784

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-BL-06-0359

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(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
Brett Leehans	Brett Leehans	
359 Hester Avenue (ADDRESS)	7432 Harness Drive (NAME) (ADDRESS)	119-1-55
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

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 JOHN M. HAHN AND WIFE, MARTHA ANN HAHN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRETT LEEHANS AND WIFE, KIMBERLY LEEHANS, 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 the east 30 feet of Lot No. 30 and the west 28 feet of Lot No. 31 on the Map of the Subdivision of G.P. Rose's Property, as of record in Book 547, Page 74, Register's Office for said County.

Said part of said lots adjoin and front together 58 feet on the south side of Hester Avenue and run back between lines, 161.1 feet on the west line of part of Lot 30 and 164.25 feet on the east line of Lot 31 to a dead line in the rear on which it measures 58.1 feet, more or less.

Included in the above description, but excluded from this conveyance is the property conveyed to the State of Tennessee in Book 4381, Page 457, described as follows:

Being parts of Lots 30 and 31 on the plan of the Subdivision of G.P. Rose's property as of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Beginning at a point in a dead line at a point 23 feet east of the common corner of Lots 29 and 30 on said plan, also being D.J. White's southeast corner; thence with White's boundary northwardly 80.5 feet to a point; thence south 69 degrees 26 minutes east 60.5 feet to R.C. Jackson's west boundary; thence with said boundary southwardly 66.3 feet to said dead line; thence with said dead line westwardly 58.1 feet to the point of beginning and containing 4,252 square feet.

Being the same property conveyed to John M. Hahn and wife, Martha Ann Hahn, as tenants by the entireties, by Quitclaim Deed from John M. Hahn and wife, Martha Ann Hahn, recorded November 17, 1976 in Book 5088, Page 570, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 547, page 74 and Book 4391, page 457, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 359 Hester Avenue, Nashville, Tennessee 37210
(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 31st day of August, 2006.

John M. Hahn

Martha Ann Hahn

STATE OF Tennessee
COUNTY OF Davidson

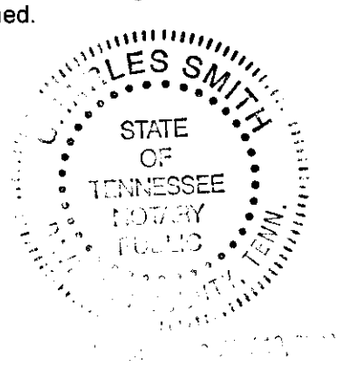
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Hahn and Martha Ann Hahn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 31st day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



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