STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Christie Perry
Affiant

Sworn to and Subscribed before me on this the 11 day of September, 2006.

NOTARY PUBLIC
My Commission Expires: 6/22/08

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Sean M. Hansen	same	14812022500
4614 Fanning Dr.		
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Manuel Lopez, a single individual**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sean M. Hansen**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hazelwood, Section 15, of record in Plat Book 4660, Page 176, Register's Office for said county.

Said Lot No. 109 fronts 66.5 feet on the northerly margin of Fanning Drive and extends back between parallel line 140.0 feet to a dead line on the rear.

Being the same property conveyed to Manuel Lopez from Michael C. Karnes and wife, Terry B. Karnes by Warranty Deed of record in Instrument No. 20030923-0140869 recorded September 23, 2003, Davidson County Register of Deeds.

This is improved property also known as 4614 Fanning Drive, Antioch, TN 37013.

This is the same description as the previous deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following:

(A) The 2006 Davidson County Property Taxes which have been prorated and will be paid in full by Grantee when due and payable.

Davidson County DEEDWARR
Recvd: 09/15/06 08:47 2 pg
Fees:13.00 Taxes:440.30
20060915-0114325

(B) Subject to Restrictive Covenants as recorded in Record Book 4951, page722, Register's Office for Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 8 day of September, 2006.

Manuel Lopez

Manuel Lopez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Manuel Lopez**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained .

Witness my hand and seal at Franklin, Tennessee, this the 8 day of September, 2006.

NOTARY PUBLIC

My Commission Expires on: 1-21-08

LEWIS COUNTY, TN
TONY L. TURNBOW
Notary Public At Large