332-50

THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDWARR
Recvd: 11/01/06 09:20 3 pgs
Fees:18.00 Taxes:314.50
20061101-0135429

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
DON HAMBLEN 333 Duke Street Nashville, TN 37027	Same	071-08-0-035.00

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged **DEL MAZO PROPERTIES, INC.**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Don Hamblen,** hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East 40 feet of Lot 76 on the Plan of J.B. Haynes Subdivision of record in Book 161, page 26 and 27, Register's Office of Davidson County, Tennessee.

Said East part of Lot 76 fronts 40 feet on the north side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 40 feet on said line.

Being the same property conveyed to Luis del Mazo, Jr. and wife, Ashlee del Mazo by deed on 01/30/2004 from Fannie Mae of record in Book 20040130, Page 0011589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record including, but not* limited *to, all of the following matters:
1) Taxes and assessments for year 2006 and subsequent years, not yet due and payable,
2) Matters of record in Plat Book 161, pages 26-27, Register's Office for Davidson County, Tennessee.

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, his heirs, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I 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.

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.

This property is improved property known as 333 Duke Street, Nashville, Tennessee, 37027.

WITNESS MY HAND(S) THIS October 30, 2006 date, IN WILLIAMSON COUNTY, TENNESSEE.

Luis Del Mazo, Jr.

Del Mazo Properties, Inc.
Luis Del Mazo, Jr.: PRES /owner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Nick Shelton, of the State and County aforesaid, personally appeared **Luis Del Mazo, Jr.,** with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they as such SELLERS/GRANTORS, executed the foregoing instrument for the purposes therein contained, by signing their names hereinabove. **Luis Del Mazo** personally appeared before me, a Notary for said state and county, and acknowledged that they executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 30th day of Oct. 2006, in Williamson County, TENNESSEE.

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/19/07

Notary Public

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and and for said State and County aforesaid, duly commissioned and qualified, personally appeared **Luis Del Mazo, Jr.,** with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and owner of Del Mazo Properties, Inc., the within named bargainor, a corporation, and that he as such President, being so authorized to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the said corporation, by himself as such president.

WITNESS MY HAND(S) THIS 30th day of Oct. 2006, in Williamson County, TENNESSEE.

My Commission Expires: 5/19/07

Notary Public

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 10th day of Oct. 2006, in Williamson County, TN.

My Commission Expires: 5/19/07

Notary Public

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY