This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Rodney Killion
822 Lemont Drive
Nashville, Tennessee 37216

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 11/03/06 15:22 3 pgs
Fees:18.00 Taxes:249.75
20061103-0137285

SEND TAX BILL TO:
Owner

MAP **73-13-0**
GROUP
PARCEL **120.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul G. Hauser and Brian P. Hauser, as tenants in common with right of survivorship,** hereinafter called the **GRANTORS**, bargained and sold, and by these presents, transfer and convey unto **Rodney Killion, unmarried**, hereinafter called the **GRANTEE**, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 28 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot No. 28 fronts 70 feet on the southerly side of Mailan Drive and runs back between line 157.6 feet on the westerly line and 160.4 feet on the easterly line, to a dead line in the rear, measuring 70.1 feet thereon.

Being the same property conveyed to Paul G. Hauser and Brian P. Hauser by quitclaim deed from Paul G. Hauser dated August 24, 2005, of record in Instrument No. 200508290103046, Register's Office for Davidson County, Tennessee.

Paul G. Hauser executes this instrument of behalf of Brian P. Hauser, by virtue of a Limited Power of Attorney filed for record in Instrument Number 20061103-0137284, Register's Office for Davidson, Tennessee.

This is improved property known as 2718 Mailan Drive, Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2006, a lien now due and payable. Map 73-13-0,Parcel 120.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1835, page 90, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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 and assigns, forever; and, covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

Grantors further covenant and bind themselves, their 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.

WITNESS our hands this the 31st day of October, 2006.

Paul G. Hauser,

Brian P. Hauser by Paul G. Hauser

Brian P. Hauser, by Paul G. Hauser,
as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul G. Hauser**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2006.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 31st day of October, 2006, in Mt. Juliet, Tennessee, before me personally appeared Paul G. Hauser to me known to be the person who executed the foregoing Warranty Deed on behalf of Brian P. Hauser, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Brian P. Hauser, signing his name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 31st day of October, 2006.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $67,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2006.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008