THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/04/06 13:59 2 pgs
Fees:13.00 Taxes:225.89
20061204-0149321

Our File Number: 26372B

MAP/GROUP/PARCEL: 072-02-0/082.00

NEW OWNER'S NAME AND ADDRESS:
DEAN A. HIBBS
170 UPPER STATION CAMP
GALLATIN, TN 37066

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOSEPH C. BRENNER, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, DEAN A. HIBBS, A MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 11TH, FORMERLY THE 18TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF LOT 70 PREVIOUSLY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 5560, PAGE 968, SAID REGISTER'S OFFICE AND DESCRIBED IN THAT ORDER AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING IN THE 11TH FORMERLY THE 18TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 70 ON THE PLAN OF E. B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT THE PRESENT INTERSECTION OF THE NORTHERN MARGIN OF BEN ALLEN ROAD WITH THE EASTERN MARGIN OF BURRUS STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT NO. 70 ON THE PLAN OF E. B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY AS OF RECORD IN BOOK 894, PAGES 640 AND 641, R.O.D.C.; THENCE INA NORTHERLY DIRECTION WITH THE EASTERN MARGIN OF BURRUS STREET FOR A DISTANCE OF 36.01 FEET, MORE OR LESS, TO A POINT; THENCE IN A SOUTHERLY AND EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 81 DEG. 01' 56" FOR A DISTANCE OF 35.36 FEET, MORE OR LESS, TO A POINT OF COMPOUND CURVATURE; THENCE IN A SOUTHERLY AND EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 865 FEET AND A CENTRAL ANGLE OF 7 DEG. 54' 44" FOR A DISTANCE OF 119.45 FEET, MORE OR LESS, TO THE INTERSECTING WITH THE REAR LINE OF SAID LOT NO. 70; THENCE IN A SOUTHERLY DIRECTION WITH THE SAID REAR LOT LINE FOR A DISTANCE OF 0.23 FEET, MORE OR LESS, TO THE PRESENT NORTHERN MARGIN OF BEN ALLEN ROAD; THENCE IN A WESTERLY DIRECTION WITH SAID PRESENT NORTHERN MARGIN OF BEN ALLEN ROAD FOR A DISTANCE OF 140 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 882 SQUARE FEET.

The subject property is improved property known as 3700 BURRUS STREET, NASHVILLE, TN 37216.

BEING the same property conveyed to Grantor herein by deed of record in Instrument #20061019-0130027 and Instrument#20021127-0146988 and originally in Book 4396, Page 956, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joseph C. Brenner
JOSEPH C. BRENNER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JOSEPH C. BRENNER, AN UNMARRIED MAN, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 22nd day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $61,050.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of November, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE