Davidson County DEEDWARR
Recvd: 12/18/06 14:32 2 pgs
Fees:13.00 Taxes:943.50

20061218-0155763

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $255,000.00.

Subsribed and sworn before me this the 22nd day of November, 2006.

Affiant

Notary Public

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

(Affix Seal)

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 600747

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
~~Ronald D. Runyeon~~ HMR, LLC
~~3428, 3432 and 3436 Donna Kay L~~ 1116 Dog Creek Road
~~Nashville, TN 37211~~ Kingston Springs, TN 37082

Send tax bills to:
NEW OWNER

Map 134-5 Parcel 44, 45 & 46

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Barbara Von Haberstroh

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

HMR, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Numbers 107, 108 and 109 on the Plan of Section Four Addition to Greenwood Hills as shown on plat of record in Plat Book 5210, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Barbara Von Haberstroh, formerly known as Barbara E. Deaton, by Deed dated April 9, 1986 of record in Book 6833, page 233, said Register's Office (Lot 107).

Being all of the same property conveyed to Barbara Von Haberstroh by Deed dated October 6, 1988 of record in Book 7675, page 697, said Register's Office (Lot 108).

Being all of the same property conveyed to Barbara Von Haberstroh, formerly known as Barbara E. Deaton, unmarried , by Deed dated October 10, 1985 of record in Book 6711, page 337, said Register's Office (Lot 109).

Barbara Von Haberstroh being unmarried.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 3428, 3432 and 3436 Donna Kay Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 22nd day of November, 2006.

Barbara von Haberstroh
by
Atty in fact

Barbara Von Haberstroh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of November, 2006, before me personally appeared David J. Deaton to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Barbara Von Haberstroh and acknowledged that he executed the same as the free act and deed of said Barbara Von Haberstroh.

Witness my hand and official seal, this 22nd day of November, 2006.

Notary Public

My commission expires:

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010