Davidson County DEEDWARR
Recvd: 12/21/06 11:01 2 pgs
Fees:13.00 Taxes:1424.50

20061221-0157313

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CBB-06-4732

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Menal A. Hasen	New Owner (NAME)	
4732 Nolensville Road		147-12-85.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		147-12-85.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOYCE LEMELY AKA JOYCE LEMLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MENAL A. HASEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING LOT NO. 19 ON THE MAP OF TOM C. LAMB SUBDIVISION SECTION 4, AS OF RECORD IN PLAT BOOK 4675, PAGE 151. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LOT. 19: BEGINNING AT A POINT ON THE EASTERLY SIDE OF NOLENSVILLE ROAD THE COMMON FRONT CORNER OF LOTS NO. 18 AND 19; THENCE EASTWARDLY ALONG THE DIVIDING LINE OF SAID LOTS 147.49 FEET TO A POINT IN THE WESTERLY MARGIN OF A 20 FOOT ALLEY; THENCE WITH A MARGIN OF SAID ALLEY SOUTHERLY 38.12 FEET TO A POINT THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 22.76 FEET TO A POINT IN THE NORTH MARGIN OF NORTHCREST DRIVE; THENCE WEST WITH A MARGIN OF SAID DRIVE 107.71 FEET TO A POINT OF THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 38.54 FEET TO A POINT IN THE EASTERLY SIDE OF NOLENSVILLE ROAD; THENCE WITH MARGIN OF NOLENSVILLE ROAD NORTHERLY 8.83 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOYCE LEMELY BY TRUSTEE'S DEED FROM SUSAN R. LIMOR, TRUSTEE FOR BEVERLY ANITA GRUBB, RECORDED ON THE 27TH DAY OF MAY, 1999 IN DEED BOOK 11498, PAGE 845, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes; b) instruments of record in Book 4675, Page 151; Book 5101, Page 195; Book 8191, Page 565; Book 11498, Page 841; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 4732 Nolensville Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEE(S), their 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.

Witness my/our hand(s) this 12th day of December, 2006.

Joyce Lemley by Betty E. Neeley, attorney in fact

Joyce Lemley by Betty E. Neeley as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of December, 2006, before me personally appeared Betty E. Neeley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joyce Lemley AKA Joyce Lemely and who acknowledged he/she/they executed the same as the free act and deed of the said Joyce Lemley AKA Joyce Lemely.

Witness my hand and official seal, this the 12th day of December, 2006.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

My Commission Expires:
11-22-08

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903