WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-TRA-06-1860

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 29th 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
Jonathan Jenkins Hall	Jonathan Jenkins Hall	
1860 Brookmeadow Lane	(NAME) 1860 Brookmeadow Lane	64-16-D-89 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we LOUIS E. LOVELL AND NINA B. LOVELL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN JENKINS HALL, UNMARRIED AND DORIS JENKINS HALL, UNMARRIED, 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 256, TRUXTON PARK, SECTION TWO, as shown on plat of record in Instrument No. 20010515-0049898, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Louis E. Lovell and Nina B. Lovell, husband and wife by Warranty Deed from Kristin E. Schweain and Ryan D. Schweain, recorded on the 22nd day of November, 2005 in Instrument No. 20051122-0140909, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including Plat of record in Instrument No. 20010515-0049898; Restrictions of record in Instrument Nos. 20001011-0100896, 20001030-0107559, 20010522-0052910 and 20020123-0009419; By-Laws of rcord in Instrument No. 20001101-0108604; Charter of record in Instrument No. 20001101-0108603; Easements of record in Book 5699, Page 535 and Book 4910, Page 838; Conveyance to HOA of record in Instrument No. 20050311-0027267; Stormwater Detention Agreement of record in Instrument No. 20000824-0083612 and Easement Agreement of record in Book 7877, Page 328, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1860 Brookmeadow Lane, Hermitage, Tennessee 37076
(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 29th day of December, 2006.

Louis E. Lovell by Nina B. Lovell, Attorney-In-Fact

Nina B. Lovell

Nina B. Lovell
Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/05/07 12:29 2 pgs
Fees:13.00 Taxes:592.00

20070105-0002275

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina B. Lovell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2006.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 28th day of December 2006, before me personally appeared Nina B Lovell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Louis E. Lovell, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded Louis E Lovell in Instrument No. 20070105000 0274 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 28th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

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