Davidson County DEEDWARR
Recvd: 04/16/07 14:41 2 pgs
Fees:13.00 Taxes:266.40

20070416-0045449

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $72,000.00

Melissa Woodward
Affiant

Subscribed and sworn to before me, this 3rd day of April, 2007.

LISA M. VASKE NOTARY PUBLIC AT SUMNER COUNTY

Notary Public
My commission expires: 3/21/11

03-0702-34446

Address of New Owner:	Send Tax Bills to:	Tax Information
Cleveland Dwayne Hunt 920 Phillips Street Nashville, TN 37208	New Owner	81-16-662

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lee Hardiman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cleveland Dwayne Hunt, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being more particularly described as follows:
Beginning on the northerly margin of Haslam Street, now Phillips Street, at what was formerly Gallagher's southeast corner, being 36 feet easterly from the southeast corner of the Dennis Lot; thence with said Gallagher's easterly line, northerly 142 feet more or less to the southerly margin of an alley; thence with said alley, easterly 39 feet to Wilmot Dennis' northwest corner; thence with his westerly line, southerly 142 feet more or less to the northerly margin of Phillips Street; thence with Phillips Street, westerly 41 feet to the point of beginning.

Being the same property conveyed Lee Hardiman, and wife, Louise Hardiman, by deed from Leon Gilbert, unmarried, dated 01/08/75, recorded 01/21/75, of record in Book 4882, Page 758, Register's Office for Davidson County, Tennessee. Louise Hardiman having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 920 Phillips Street, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 3rd day of April, 2007.

Lee Hardiman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lee Hardiman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of April, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 2/22/2009

