PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/13/07 10:06 2 pgs
Fees:13.00 Taxes:1254.30
20070613-0070741

W & I Ref:(dm) Title No: 48620
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert L. Hemminger Mary J. Hemminger 206 Longwood Court Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117090B02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$339,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy F. Bryant and spouse, Mary Nelle Bryant**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert L. Hemminger and spouse, Mary J. Hemminger** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Longwood Subdivision of record in Plat Book 5200, page 86 and amended in Book 5419, page 183 Register's Office for said County.

Said Lot No. 23 fronts 60.00 feet on the westerly margin of Longwood Court and extends back 96.21 feet on the southerly line and 95.74 feet on the northerly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Billy F. Bryant and spouse, Mary Nelle Bryant by deed from James F. Stifler, John R. Stifler and Sarah S. Lucas of record in Doc. No. 20000609-0057973, Register's Office for Davidson County, Tennessee/

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 86 and amended in Book 5419, page 183, said Register's Office, which Plan shows a 15 foot minimum building setback line from Longwood Court, and 20 foot minimum setback from the rear line of said lot; a 10 foot minimum setback line along the easterly portion of the southerly line. By instrument of record in Book 5351, page 788, said Register's Office, the rear setback line was amended to 36 feet and an easement for NES, public utility and drainage across the northeasterly front corner. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5287, page 712, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, page 353, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 206 Longwood Ct., Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of June, 2007.

Billy F. Bryant

Mary Nelle Bryant

State of TENNESSEE
County of DAVIDSON

On this 12th day of June, 2007 , before me the undersigned authority, personally appeared Billy F. Bryant and Mary Nelle Bryant , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $339,000.00

Affiant

Sworn and subscribed before me this the 12th day of June, 2007

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public