WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/08 09:55 2 pgs
Fees:13.00 Taxes:1927.70

20080429-0043516

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$521,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of April, 2008.

Notary Public
My Commission expires: 5-14-2011
(Affix Seal)

SHARON L. RINEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kevin Hanscomb	Magna Bank	091-16-0-389.00
4302 Dakota Avenue	6525 Quail Hollow Rd, 300	
Nashville, TN 37209	Memphis, TN 38120	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **House Reworks, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kevin D. Hanscomb**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 203 on the plan of Block 10, of record in Charlotte Park Company's First Addition Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to House Reworks, Inc., by deed from Dell Walker and wife, Alice Walker, on September 7, 2006, of record in Instrument Number 20060907-0110904, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4302 Dakota Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 24, 2008.

House Reworks, Inc.

By Bruce Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of April, 2008, before me, appeared Bruce Jackson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of House Reworks, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Bruce Jackson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

8/23/11