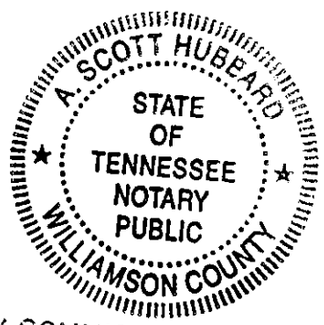
McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319



MY COMMISSION EXPIRES:
MARCH 7, 2009
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,900.00

Affiant

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

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 10/03/08 15:33 2 pgs
Fees:13.00 Taxes:462.13
20081003-0100987

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John M. Hines **Jiana Hines**	New Owner	**Map 069, Group 030, Parcel 072.01**
4007 W. Hamilton Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Tonya Y. Ruttlen Foreman, married, and Rebecca Hatten, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John M. Hines and Jiana Hines, joint tenants with the right of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot 9 in Fairview Subdivision Block HH, of record in Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING at the corner of Lot 8 & 9 in the South margin of West Hamilton Road 637.8 feet from the center of Drakes Branch Road, running thence with said margin South 85 degrees 11' East 87 feet to an iron pin; thence South 6 degrees 29' West 289.7 feet; thence South 78 degrees 29' West 92.5 feet; thence North 6 degrees 29' E 315.8 feet to the beginning.

Being the same property conveyed to Sherman Hatten, Jr. and Rebecca Hatten, husband and wife, by Warranty Deed, from Everett S. Walker and Birdie C. Walker, husband and wife, of record in Book 9898, page 514, Dated December 20, 1995. Sherman Hatten, Jr. and wife, Rebecca Hatten conveyed their interest in said property by Quitclaim Deed, to Tonya Y. Ruttlen and husband, Michael D. Ruttlen and Sherman Hatten, Jr. and wife, Rebecca Hatten, of record in Book 10699, page 33, Dated November 12, 1997. Pursuant to the Final Decree of Divorce, Docket Number 99D-2676, Michael D. Ruttlen conveyed his marital interest in said property by Quitclaim Deed, to Tonya Y. Ruttlen, of record in Instrument No. 20001121-0114998, dated December 21, 1999, Register's Office for Davidson County, Tennessee. Sherman Hatten Jr. now being deceased. Tonya Y. Ruttlen having since remarried is now known as Tonya ~~Y.~~ Ruttlen Foreman.

CD

Neither grantor nor spouse of grantor have every resided at the property; this is investment property only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 is property known as 4007 W. Hamilton Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 24th day of September, 2008.

Tonya Y. Ruttlen Foreman

Tonya Y. Ruttlen Foreman

Rebecca Hatten

Rebecca Hatten

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Tonya Y. Ruttlen Foreman, the within named sellers, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Rebecca Hatten, the within named sellers, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08612-CD**
RECORD & RETURN TO:

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