WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-USB-08-1805

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF December, 2008.

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
Aaron P. Hetrick	Aaron P. Hetrick	
1805 8th Avenue South	1809 8th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	105-10 46.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BRUCE JOEL TENNYSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON P. HETRICK AND JULIJA PETROVA, 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:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT: BEING LOT NO. 1 ON THE PLAN OF EDGEHILL ESTATES, SECTION 40, OF RECORD IN BOOK 4350, PAGE 183, REGISTER'S OFFICE FOR SAID COUNTY. BEGINNING AT A CONCRETE MONUMENT IN THE PROPOSED WESTERLY RIGHT-OF-WAY OF 8TH AVENUE SOUTH, 125.0 FEET SOUTH OF ARGYLE AVENUE; THENCE SOUTH 5° 26' WEST, 50 FEET TO A CONCRETE MONUMENT; THENCE LEAVING 8TH AVENUE SOUTH, AS WIDENED, NORTH 83° 23' WEST, 148.0 FEET TO A POINT IN THE PROPOSED EASTERLY MARGIN OF A 20-FOOT ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY, NORTH 8° 02' EAST, 50 FEET TO A POINT; THENCE LEAVING SAID ALLEY, SOUTH 83° 23' EAST, 145.8 FEET TO A CONCRETE MONUMENT IN THE PROPOSED RIGHT-OF-WAY OF 8TH AVENUE SOUTH, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DIANN S. TENNYSON TO BRUCE JOEL TENNYSON AS RECORDED ON THE 21ST DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000921-0094092 AND WARRANTY DEED FROM THE METROPO
LITAN DEVELOPMENT AND HOUSING AGENCY TO BRUCE JOEL TENNYSON AND WIFE, LINDA DIANN TENNYSON AS RECORDED ON THE 28TH DAY OF NOVEMBER, 1973 IN BOOK 4768, PAGE 157, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

NOTE: THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1805 8th Avenue South, Nashville, Tennessee 37203
(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.

Davidson County DEEDWARR
Recvd: 12/12/08 10:18 2 pgs
Fees:13.00 Taxes:1091.50
20081212-0119634

Witness my/our hand(s) this 9th day of December, 2008.

Bruce Joel Tennyson

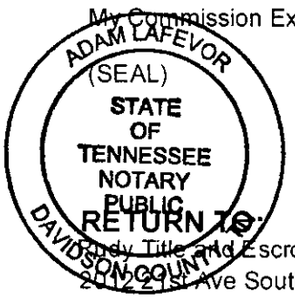
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Joel Tennyson, 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 9th day of December, 2008.

Notary Public

My Commission Expires: 9/3/12



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