Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20090072468 DEEDWARR
Recvd: 10/26/09 11:00 2 pgs
Fees:13.00 Taxes:296.00
20091026-0098524

06-0909-73660

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2009.

Notary Public
My commission expires: 1-17-2012

KATHLEEN A. LINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

Address of New Owner:	Send Tax Bills to:	Tax Information
Clinton Hanahan	Magna Bank	96-0-A-4.00CO
216 Hickory Hill Ct.	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187	

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, **Frederick P. Hart, III, Married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Clinton Hanahan, an unmarried man and Gregory Hanahan and Etta Hanahan, husband and wife**, 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, a certain condominium unit being Unit 1, Lot No. 7, on the Plan of Bianca Square, of record in Book 5200, Page 661, and as described in the Master Deed and By-Laws for Bianca Square Homeowner's Association of record in Book 6162, Page 195, as amended in Book 6165, Page 566, and Book 9885, Page 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick P. Hart, III, an unmarried man by deed from Leslie Van Hooser, dated December 2, 1998, recorded December 3, 1998, of record in Book 11235, Page 441, Register's Office for Davidson County, Tennessee. The said Frederick P. Hart, III, having since married.

****Janet Hart, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.****

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 216 Hickory Hill Ct., Nashville, TN 37214

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 23rd day of October, 2009.

Frederick P. Hart, III

Janet Hart

Janet Hart

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 23rd day of October, 2009.

Notary Public

KATHLEEN TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires

1-17-12