BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February, 2013. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015. (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY O. HANSON, ET UX	**SAME**	**083-02-0-277.00**
(NAME) **P. O. BOX 60280**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BEVERLY R. LAROCQUE AND HUSBAND, DARRYL E. LAROCQUE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY O. HANSON AND WIFE, SUSAN T. HANSON,** 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 the easterly part of Lot No. 2 on the Map of Matthews Place, of record in Book 1424, page 61, said Register's Office, described as follows:

Beginning at a point in the southerly margin of Greenwood Avenue, 30 feet east of the corner of Lots Nos. 1 and 2; thence southerly, parallel to the line between said lots, 198 feet, more or less, to the north line of Lot No. 3; thence with the line between Lots Nos. 2 and 3, easterly 60 feet to the westerly margin of Matthews Place; thence with the margin of the same, northerly 178.71 feet to the beginning of a curve; thence around said curve, northwesterly 31.36 feet to the south margin of Greenwood Avenue; thence with the margin of the same, westerly 40.05 feet to the point of beginning.

Being the same property conveyed to BEVERLY R. LAROCQUE and spouse, DARRYL E. LAROCQUE, by deed from STEPHEN DIETZ, CONSERVATOR, WITH FULL POWER, OF THE ESTATE OF RUBY H. CAMPBELL, of record as Book 11136, page 530, dated September 26, 1998, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1722 GREENWOOD AVENUE, NASHVILE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130017198 DEEDWARR
Recvd: 03/01/13 12:20 2 pgs
Fees:13.00 Taxes:499.50
20130301-0020807

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 1 day of March, 2013.

× Beverly R. LaRocque
BEVERLY R. LaROCQUE

× Darryl E. LaRocque
DARRYL E. LaROCQUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly R. LaRocque and Darryl E. LaRocque, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2013.

My commission expires: May 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public