This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Thomas G. McNeill
2124 Fairfax Avenue, Unit No. 106
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **104-11**
GROUP **F**
PARCEL **106**

Davidson County DEEDWARR
Recvd: 12/12/00 08:53 2pgs
Fees:11.00 Taxes:212.75
20001212-0122093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Karen T. Hamilton, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Thomas G. McNeill**, hereinafter called the "GRANTEE", his 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 Unit No. 106 as shown on the Plat of The Cloisters of record in Book 6317, page 735, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Association, all as described in Book 6317, page 688, said Register's Office.
>
> Being the same property conveyed to Karen T. Hamilton by quitclaim deed from Fred S. Hamilton, Jr. of record in Book 10467, page 885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 2124 Fairfax Avenue, Unit No. 106, Nashville, Tennessee 37212.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 7th day of December, 2000.

Karen T. Hamilton
Karen T. Hamilton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karen T. Hamilton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of December, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $57,500.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of December, 2000.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004