Davidson County DEEDWARR
Recvd: 04/04/01 10:09 2pgs
Fees:11.00 Taxes:699.30

20010404-0032610

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
205 POWELL PLACE, STE. 114
BRENTWOOD, TN 37027
01TN00248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,000.00**

Brandon K Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2001

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: Jan. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 205 POWELL PLACE, STE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRANDON K. HAMILTON	**BANK OF AMERICA**	**182-109.00**
13670 OLD HICKORY BLVD	**2059 NORTHLAKE PARKWAY**	
ANTIOCH, TN 37013	**TUCKER, GA 30084**	

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

MARTIN G. LUFFMAN, MARRIED and wife, Elizabeth Kimberly Harper

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

BRANDON K. HAMILTON, UNMARRIED AND NATALIE L. OTTOSEN, UNMARRIED, AS JOINT TENANTS WITH 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 THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY BILLY CARL TOMLIN, SURVEYOR, APRIL 1, 1975, AS FOLLOWS:

BEGINNING AT AN IRONPIN IN THE NORTHERLY MARGIN OF HOBSON PIKE, SAID POINT BEING EASTERLY 797.5 FEET, MORE OR LESS, FROM THE POINT OF INTERSECTION BETWEEN HOBSON PIKE AND WHITTEMORE LANE; THENCE N 2 DEGREES 32' W, 840FEET; THENCE N 87 DEGREES 14' E, 208.6 FEET; THENCE S 1 DEGREES 35' E, 844 FEET TO THE NORTHERLY MARGIN OF HOBSON PIKE; THENCE WITH THE SAME S 88 DEGREES W, 200 FEET TO THE BEGINNING, CONTAINING 3.9 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARTIN G. LUFFMAN BY DEED FROM BERNARD A . PATT AND WIFE, CAROLE A. PATT DATED 04/27/95 OF RECORD IN BOOK 9658, PAGE 543 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Elizabeth Kimberly Harper, wife of Martin G. Luffman joins in this Warranty Deed only for the purposes of conveying such marital rights, if any that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as **13670 OLD HICKORY BLVD., ANTIOCH, TN 37013**

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 our hands this 26th day of March , 2001

Martin G. Luffman

MARTIN G. LUFFMAN

Mark L. Hayes

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 Martin G. Luffman, ~~unmarried~~ and wife Elizabeth Kimberly Harper 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 26th day of March , 2001.

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: Jan. 25, 2003

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2001, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2001.

My commission expires:_____ _____
Notary Public