This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Mark S. Hamilton
8326 Carriage Hills Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 05/02/01 08:17 2pgs
Fees:11.00 Taxes:155.40
20010502-0044273

MAP AND PARCEL:
MAP 105-16-0
PARCEL 229

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 of which is hereby acknowledged, we, Leland D. Watts and wife, Winnifred A. Watts hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark S. Hamilton, 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:

> BEING Lot No. 9, on the Plan of South Highland Subdivision, of record in Plat Book 421, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Leland D. Watts and wife, Winnifred A. Watts, by deed from R. Scott Tutt of record in Book 10412, Page 53, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2001 have been pro-rated and assumed by Grantee.

Leland D. Watts executed this instrument on behalf of Winnifred A. Watts pursuant to a Power of Attorney of record in Book 11741, Page 268, Register's Office, Davidson County, Tennessee.

This is improved property known as 2173 Carson Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark S. Hamilton, his heirs and assigns, forever; and we, Leland D. Watts and wife, Winnifred A. Watts do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of April, 2001.

Leland D. Watts

Winnifred A. Watts by Leland D. Watts,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leland D. Watts and wife, Winnifred A. Watts 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.