THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10853A

MAP/GROUP/PARCEL: 082-16-0/365.00

Davidson County DEEDWARR
Recvd: 08/13/01 10:26 2pgs
Fees:13.00 Taxes:351.50
20010813-0086846

NEW OWNER'S NAME AND ADDRESS:
MARK S. HAMILTON
919 SHELBY AVE.
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, JAMES S. SWEENEY, SR. and RITA E. SWEENEY, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto MARK S. HAMILTON, a married man, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF TOTTEN'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is improved property commonly known as 919 Shelby Avenue, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 10541, Page 913, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James S Sweeney Sr
JAMES S. SWEENEY, SR.

Rita E Sweeney James S. Sweeney Sr
RITA E. SWEENEY BY: JAMES S. SWEENEY, SR. AS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR., individually and as Attorney-in-Fact for RITA E. SWEENEY, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of July, 2001.

NOTARY PUBLIC

My Commission Expires:

2/3/05

SHELTON HATCHER NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $95,000.00.

AFFIANT

Sworn to and subscribed before me, this 16th day of July, 2001.

NOTARY PUBLIC

My Commission Expires:

2/3/05

SHELTON HATCHER NOTARY PUBLIC SUMNER COUNTY, TENN.