Davidson County DEEDWARR
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Fees:13.00 Taxes:429.20
20011227-0142924

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

19-A

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Linda F. Hamlett 460 Capri Drive Nashville, Tennessee 37209	Same	Map 90-15, Parcel 68

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **JANET SHANDS dba MUTUAL CONTRACTORS** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **LINDA F. HAMLETT** ("Grantee"), her heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of Charlotte Park, Section Ten of record in Plat Book 2900, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janet Shands dba Mutual Contractors by deed from Dan Oxford and Larry Kimbrell, joint tenants with full rights of survivorship, of record as Instrument No. 20011002-0106421, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. Subject to all matters as shown on the Plan of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee.

2. Rights, conditions, obligations and restrictions regarding use of a sewerage system stated in agreement between Consolidated Developments, Inc., and the City of Nashville of record in Book 2593, page 566, said Register's Office.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions as of record in Book No. 3033, page 638, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property commonly known as 460 Capri Drive, Nashville, Tennessee 37209.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 21 day of December, 2001.

Janet Shands dba Mutual Contractors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Shands dba Mutual Contractors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this ~~19th~~ 21st day of December, 2001.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

Sworn to and subscribed before me this ~~19th~~ 21st day of December, 2001.

Notary Public

My Commission Expires: 5/26/02