STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00.

x Beth Kelly
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of January, 2002.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/24/02 15:45 2pgs
Fees:13.00 Taxes:375.55
20020124-0010305

ADDRESS NEW OWNER(S) AS FOLLOWS:
Beth Kelly
5877 Brentwood Trace
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Chase Manhattan

MAP-PARCEL NUMBERS:
160-140-B-173.00 co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Chris Hamilton, a single man** hereinafter referred to as Grantors, hereby transfers and conveys to **Beth Kelly, a single woman** hereinafter referred to as 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 Davidson County, Tennessee, being Unit No. 5877 on the Plan of 2nd Revision of Brentwood Trace, of record in Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Hamilton by Warranty Deed from James E. Adams, Jr. of record in Book 11311, Page 683, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5524, Page 424; Book 5537, Page 988 and Book 5868, Page 70, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5524, Page 415, and Book 5545, Page 510, Register's Office for Davidson County, Tennessee.

Any matters that would be revealed by an accurate survey.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5877 Brentwood Trace, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of January, 2002

Chris Hamilton

Robert Chris Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Chris Hamilton, a single man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2002.

THOMAS P. BIDWELL NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Notary Public

11/2/05

My Commission Expires

04470-BP