Davidson County DEEDWARR
Recvd: 02/19/02 15:49 2pgs
Fees:13.00 Taxes:1331.63
20020219-0021165

36

THIS INSTRUMENT PREPARED BY:
Stephanie H. Gore, Attorney at Law
Suite 310, Cummins Station
209 10th Avenue South
Nashville, TN 37203

RETURN TO:
Richland Title & Escrow
Box 40B

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO:
William J. Ervin
1104 Black Cherry Court
Nashville, TN 37215

Sun Trust Mortgage Inc
PO Box 457028
Irvine CA 92619-7028

MAP-PARCEL NOS.
131-06H-58CO

WARRANTY DEED

For and in consideration of the sum of ($359,900.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Hamilton Company, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William J. Ervin,** hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 62 on the Final Plat of Phase 3, Village of Cherry Glen, a planned unit development, of record in Book 9700, Page 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Hamilton Company, LLC, a Tennessee limited liability company by deed from Wellesley Builders, L. L. C., a Tennessee limited liability company, of record as Instrument No. 20010403-0032265, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous instrument of record.

The property herein conveyed is subject to taxes for the current year and any and all casements and restrictions of record.

This is improved property know as: 1104 Black Cherry Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS THEREOF, the Grantor has executed this instrument this 15th day of February, 2002.

Hamilton Company, LLC, a Tennessee limited liability company

BY: John W. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $359,900.00.

Affiant

Subscribed and sworn to before me this
15th day of February, 2002.

Notary Public
My commission expires: 7/27/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John W. Hays with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Hamilton Company, LLC, the within named bargainor and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Hamilton Company, LLC by himself as Chief Manager.

Witness my hand and official seal as Nashville, Tennessee, this 15th day of February, 2002.

Notary Public
My Commission Expires: