Davidson County DEEDWARR
Recvd: 04/01/02 16:08 2pgs
Fees:13.00 Taxes:621.60

20020401-0039399

BOX 2

# WARRANTY DEED

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2002

Notary Public

MY COMMISSION EXPIRES: 3/18/2003

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JOHN E. FERRELL** | **CAPITAL BANK & TRUST** | **83-5-432** |
| **425 NORTH 15TH ST.** | **1820 WEST END AVE.** | |
| **NASHVILLE, TN 37206** | **NASHVILLE, TN 37203** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**BARBARA S. HAMILTON AND HUSBAND, DOUGLAS L. HAMILTON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JOHN E. FARRELL, UNMARRIED**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**LAND in Davidson County, Tennessee, being Lot No. "A" on the Map of Survey of the J. P. J. Tremble Tract, of record in Book 421, page 29, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Barbara S. Hamilton and husband , Douglas L. Hamilton, by Warranty Deed from Michael Burgett and Lewright Sikes, dated 1-27-95 and recorded 2-1-95 in Book 9584, page 597, Register's Office for Davidson County, Tennessee**

Unimproved ( )
This is improved ( X) property known as **425 NORTH 15TH STREET, NASHVILLE, TN 37206**
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 we do covenant with the said GRANTEES that we are 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 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 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 our hands this 22nd day of March, 2002

Barbara S. Hamilton by Cindy Evans, Atty in fact
**BARBARA S. HAMILTON BY CINDY EVANS, ATTY. IN FACT**

Douglas L. Hamilton by Cindy Evans, Atty in fact
**DOUGLAS L. HAMILTON BY CINDY EVANS, ATTY. IN FACT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of _____, 2002.

Commission Expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 22nd day of March, 2002., before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Barbara S. Hamilton and Douglas L. Hamilton as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Barbara S. Hamilton and Douglas L. Hamilton.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of March, 2002..

My commission expires:_____ _____
Notary Public

1-25-03

GAIL C. VICTORY
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 25, 2003
DAVIDSON COUNTY, TN