RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 04/03/02 11:55 3pgs
Fees:18.00 Taxes:411.07

20020403-0040447

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **DAVID L. OUELLETTE** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **BRANDON J. HAMILTON AND SHAUN J. FISHER**,* as Joint Tenants with the Right of Suvivorship, (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson County**, State of Tennessee, and being described as follows, to-wit:
*both unmarried,

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 20th **day of** ~~FEBRUARY~~ March, **2002.**

DAVID L. OUELLETTE

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **DAVID L. OUELLETTE** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 20th **day of** March **2002.**

Lola A Taylor

Notary Public
My Commission expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:
February 22, 2004

STATE OF Tennessee
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$111,100.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th **day of** March **2002.**

Mitchell A Watts

Notary Public
My Commission expires: 10-12-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

Map and Parcel: 72-05-112.00

Address of New Owner:
2815 Grear St.
Nashville, TN 37216

Send Tax Bills To:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 Corporate Centre Drive #400
Franklin, TN 37067

6020043

EXHIBIT "A"

LEGAL DESCRIPTION

2815 Gear Street
Nashville, Tennessee 37216

BEING Lot No. 60 on the Map of Burchwood Place Extended as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David L. Ouellette by deed from Jonathan J. Lipman, unmarried, of record as Instrument No. 200002070012349 in the Register's Office for Davidson County, Tennessee.