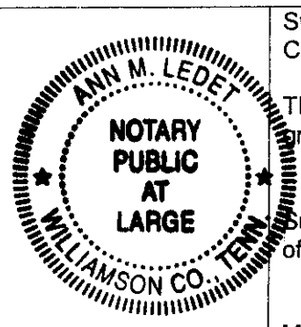


State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 264,576.00

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2002.

Notary Public

My commission expires: 7/25/2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lanier/John Allen	Franklin Financial Mortgage	**104-11-202.00 PART OF**
2217 Portland Avenue	110 3rd Avenue North	
Nashville, Tennessee 37212	Franklin, TN 37064	

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 ACKNOWLEDGE, WE,

Hamilton Company, LLC, a TN Limited Liability Company

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

John Allen Lanier

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:

Unit 1, on the plan of Hamilton Townhouses of record in Instrument No. 20020110-0004032 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Hamilton Company, LLC, a TN Limited Liability Company by deed from Frank C. May and wife, Diane May of record in Instrument No. 20010702-0070048, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **2217 Portland Avenue, Nashville, Tennessee 37212**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this 22nd day of August, 2002.

Hamilton Company, LLC

John W. Hays, Chief Manager

Davidson County DEEDWARR
Recvd: 08/26/02 09:24 2pgs
Fees:13.00 Taxes:978.93

20020826-0102617

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John W. Hays, Chief Manager** of **Hamilton Company, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Chief Manager** of **Hamilton Company, LLC,** the within bargainor, and corporation, 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 the corporation by the said **John W. Hays** as **Chief Manager.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **22nd** day of **August, 2002.**

GREGORY S. PERRONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
March 29, 2003

My Commission Expires: 3-29-03