This instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/12/02 10:25 2pgs
Fees:13.00 Taxes:381.10
20021212-0153406

ADDRESS NEW OWNER:
Donovan Howard
4136 Pepperwood Dr.
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

MAP **165-13**
GROUP **A**
PARCEL **39**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Susan L. Jones Hamilton, married,** hereinafter called the "GRANTOR", have bargained and sold, and by these presents, do transfer and convey unto **Donovan Howard and wife, Tiffany Howard**, 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:

Land in Davidson County, Tennessee, being Lot No. 385 on the Plan of Section Four, Peppertree Forest, of record in Plat Book 7900, page 426, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Susan L. Jones, (now Hamilton) by deed from Diana Doss Benson and Jerry A. Doss, joint tennants with right of survivirship of record in Instrument no. 20000615-0059574, Register's Office for Davidson County, Tennessee.

WILLIAM A. HAMILTON, husband of Susan L. Jones Hamilton, joins in this conveyance to transfer any right, title or interest he may have in subject property by virtue to his marriage to Susan L. Jones Hamilton.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Real property taxes for 2002 have been paid. This conveyance is made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 4136 Pepperwood Dr., Antioch, Tennessee 37013.

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, GRANTOR does covenant with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 21st day of November, 2002.

Susan L. Jones Hamilton

Susan L. Jones Hamilton

William A. Hamilton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William A. Hamilton and Susan L. Jones Hamilton**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of November, 2002.

M L Nickerson

NOTARY PUBLIC

My Commission Expires: 8-14-05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $103,000.00.

AFFIANT

Subscribed and sworn to before me on this 21
day of November, 2002.

Catherine C. Birmingham

NOTARY PUBLIC

My Commission Expires: _____

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005