# WARRANTY DEED

B-MM-02- 3701

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me this 17 DAY OF January, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Shearon | Capital Bank & Trust Company | |
| 3701 Baxter Avenue (ADDRESS) | 1820 West End Avenue (ADDRESS) | 72-2-92,93,94 |
| Nashville, Tennessee 37216 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BART HAMMONTREE A MARRIED MAN., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID SHEARON,UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 58 and 59 on the Plan of E.B. Craigs's Subdivision on the Crownover Property on the Gallatin Road, as of record in Book 894, page 640, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the westerly side of Baxter Street and runs back 150 feet 10 inches on the South line and 151 feet 10 inches on the north line to a dead line on which it shows 50 feet.

Said Lot No. 59 fronts 50 feet on the Westerly side of Baxter Street and runs back 149 feet 11 inches on the south line, and 150 feet 10 inches on the north line to a dead line on which it shows 50 feet.

Also being Lot No. 60 on the Map of Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee. Said Lot No. 60 fronts 50 feet on the westerly side of Baxter Street and runs back 149 feet 11 inches on the northerly line and 148 feet 11 inches on the southerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Bart Hammontree, a married man, by Deed dated May 31, 2000 and filed for record on June 12, 2000 in Instrument No. 200006120058248, Register's Office for Davidson County, Tennessee. Said Karen Hammontree joins in this instrument for the purpose of conveying any and all marital interests in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 01/24/03 10:18 2pgs
Fees:13.00 Taxes:425.50

20030124-0010092

unimproved ( )
This is improved ( X ) property, known as 3701 Baxter Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 17th day of January, 2003.

Bart Hammontree

Karen Hammontree

STATE OF Tennessee

COUNTY OF Davidson

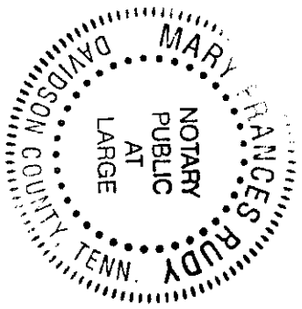
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that Barth and Karen Hammontree personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of January, 2003.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903