Davidson County DEEDWARR
Recvd: 02/21/03 10:41 2pgs
Fees:13.00 Taxes:122.10
20030221-0023097

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Mark S. Hamilton
8326 Heritage Hills Drive
Brentwood, TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 44-050-A
PARCEL 2.00 CO
04D-94018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edgar Dale Calvert, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mark S. Hamilton, hereinafter called the Grantee, his 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 Unit No. 2 and private elements of 206 Ensley Homeowner's Association, Inc. created under Title 66, Section 27-101, et seq., as amended, TCA, of record in Book 8229, Page 652, and as amended in Supplement and Amendment to the Master Deed of 206 Ensley Homeowners' Association, Inc. being filed for record simultaneously herewith, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to Exhibit "B" to the Supplement and Amendment to the Master Deed recorded simultaneously herewith, said Register's Office, for a more complete identification and description of such unit.
>
> Being the same property conveyed to Edgar Dale Calvert, by deed from Robert H. Waldschmidt, Trustee in Bankruptcy of record in Book 8169, Page 840, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Taxes for 2003 have been pro-rated and assumed by Grantee.

This conveyance subject to Master Deed of record in Book 8229, Page 652; and easements and setback lines of record in Book 843, Page 13, said Register's Office.

This is improved property known as 115 Newell Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark S. Hamilton, his heirs and assigns, forever; and I, Edgar Dale Calvert, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of February, 2003.

Edgar Dale Calvert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edgar Dale Calvert, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 33,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of February, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004