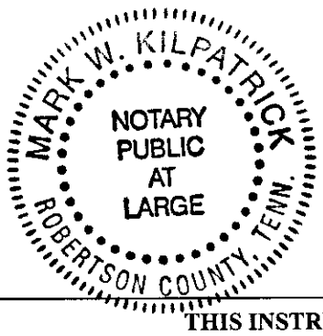
27A
1 of 2

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: . 4/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Taylor	AmSouth Bank	Map 93-10-A
(NAME) 403 2nd Avenue South	(NAME) 2050 Parkway Office Circle	Parcel 403.00
(ADDRESS) Nashville, Tennessee 37201	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Craig A. Hamilton, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Taylor, * 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:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 403 on the Plan of Howell Park Condominiums, of record in Plat Book 6250, page 868, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description, together with the appurtenant interest in the common elements of Howell Park's Horizontal property regime established by master Deed and By Laws of record in Book 6818, page 411, said Register's Office.

Being the same property conveyed to Craig A. Hamilton, unmarried, by deed from Dennis A. Brazzell, unmarried, of record in Book 10843, page 299, Register's Office for Davidson County, Tennessee.

Matthe Lynn Haury joins in executing this Warranty Deed to convey any and all martial rights she may have in subject property.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 868, said Register's Office; (c) Restrictive covenants contained in Master Deed and By-Laws of record in Book 6818 page 411 and amended in Book 11429, page 947, said Register's Office; and (d) Charter of record in Instrument No. 20000508-0046074 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 403 2nd Ave South, Nashville, TN 37201
(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 hand this 29th day of April, 2003.

Craig A. Hamilton

Matthe Lynn Haury

Davidson County DEEDWARR
Recvd: 05/08/03 08:33 2pgs
Fees:13.00 Taxes:525.40

20030508-0061493

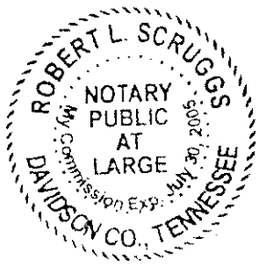
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Craig A. Hamilton, the individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of April, 2003.

Commission expires:



Robert L. Scruggs Notary Public

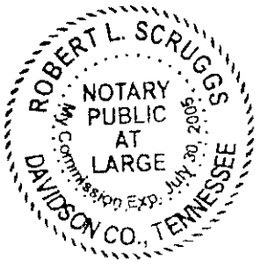
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Mathe Lynn Haury, the individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of April, 2003.

Commission expires:



Robert L. Scruggs Notary Public