WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/03 09:47 2pgs
Fees:13.00 Taxes:881.71
20030520-0068499

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 24, 2004

(AFFIX SEAL)

WILLIAM TIMOTHY HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick McMurtry	Country Wide Home Loans	Map 004-15-0 Parcel 226.00
(NAME)	(NAME)	
900 Riverside Road	P.O. BOX 660694	
(ADDRESS)	(ADDRESS)	
, Old Hickory, TN 37138	Dallas, TX 75266-0694	
(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, I, **Michael Neal Hamilton** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick McMurtry, and wife, Kim McMurtry**, 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:

Being lots Nos. 192 Section "A" on the plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for said County. Said Lot No. 192 is described as follows:

Beginning on the westerly side of Riverside Road at the corner of Lots Nos. 192 and 193; thence with the line between said lots westwardly 92.3 feet to the easterly margin of lot No. 197; thence with the easterly line of lots Nos. 195, 196 and 197, northwardly 160 feet to the southerly side of 9th Street; thence with said Street, eastwardly 29 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the westerly side of Riverside Road; thence with the westerly side of said Road southwesterly 157.9 feet to the beginning.

Being a portion of the same property conveyed to John Thomas Hamilton and Michael Neal Hamilton, each owning an undivided one-half interest as tenants in common, and Life Estate by Sara B. Adair by QuitClaim Deed of record in Instrument #20010928-0104985, Register's Office or Davidson County, Tennessee. Said Sara B. Adair having since died February 5, 2003.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor(s).

2003 property taxes shall be the responsibility of the Grantees when due and payable.

This is improved property, known as 900 Riverside Road, Old Hickory, TN 37138
(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.

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Witness our hands this 15th day of April, 2003.

Michael Neal Hamilton

Michael Neal Hamilton

STATE OF MICHIGAN
COUNTY OF WAYNE

Before me, the undersigned, a Notary Public, in and for the said County and State, John Thomas Hamilton the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this:

Commission expires:

Dorothy A. Mehall
Notary Public

DOROTHY A. MEHALL
Notary Public, Wayne County, Michigan
My Commission Expires April 5, 2005