Davidson County DEEDWARR
Recvd: 05/22/03 10:46 2pgs
Fees:13.00 Taxes:137.83

20030522-0069983

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $37,250.00

Affiant

Subscribed and sworn to before me, this 16th day of May 2003.

Notary Public
My commission expires:

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Hamilton 841 Wren Rd Goodlettsville TN 37072	Same	91-08-0/225.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged David Longworth a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mark Hamilton a married person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 305 and the west 15 1/2 feet of Lot No. 303, Block 44 Plan No. 1 West Nashville as of record in Book 57 page 74 and 75 Register's Office for Davidson County, Tennessee

Said Lot and part of lot adjoin and front together 40.5 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Said description being the same as in prior conveyance.

Being a portion of the same property conveyed to David Longworth by deed from W. J. Newsom and wife, Madeline W. Newsom of record in Book 11081 page 781 Register's Office for Davidson county, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Plan No. 1 West Nashville of record in Book 57 Page 74 Register's Office for Davidson County, Tennessee

This property is improved property known as 4402 Illinois Ave., Nashville, Tennessee 37209-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 15th day of May, 2003.

David Longworth

Judy Longworth
who joins in this conveyance for the sole purpose of conveying any marital interest she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Longworth and Judy Longworth the bargainor(s), with whom I am personally acquainted or proved to me 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 at Brentwood, Tennessee, this 15th day of May, 2003.

Notary Public

My Commission expires: 4/21/07

FILE NO: 03889

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.