40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/28/03 08:16 2pgs
Fees:13.00 Taxes:486.18
20030528-0071491

ADDRESS NEW OWNERS:

Melissa P. Hamilton
William K. Hamilton
Peggy Hamilton
519 South 11th Street
Nashville, TN 37206

SEND TAX BILL:

New Owners

MAP AND PARCEL:

Map 94-1, Parcel 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jill A. L. Denmark, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Melissa P. Hamilton, unmarried, and William K. Hamilton and wife, Peggy Hamilton, as joint tenants with the right of survivorship ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lots Nos. 13 & 14, on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as of record in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Said Lots Nos. 13 & 14 adjoin and front 50.0 feet each on the easterly side of South 11th Street and run back between parallel lines 161.0 feet to an alley.
>
> Being the same property conveyed to Jill A.L. Denmark, unmarried, by deed of record in Instrument No. 200012040118481, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 519 South 11th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors 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 its hand this 23rd day of May, 2003.

Jill A. L. Denmark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jill A. L. Denmark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of May, 2003.

Notary Public

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $131,400.00.

Melissa P Hamilton
AFFIANT

Subscribed and sworn to before me
this 23rd day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN
My Commission Expires September 30, 2006