(1)
Box 36

Davidson County DEEDWARR
Recvd: 05/28/03 15:01 2pgs
Fees:13.00 Taxes:641.95

20030528-0072059

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $173,500.00.

Robt S Hamby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF MAY, 2003.

Amy Adams Gowan
NOTARY PUBLIC

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19486SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert S. Hamby 2209 Bryce Cove Nashville, TN 37211	SunTrust Mortgage, Inc. P.O. Box 305110/7th Floor Nashville, TN 37230-5110	172-15-A-189 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cynthia D. Plymire, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Robert S. Hamby, an unmarried person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137, on the Plan of Holt Woods, Section Eleven, as of record in Plat Book 9700, page 408, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia D. Plymire by deed from Claridge Builders Co., LLC, of record in Book 10994, page 27, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Plat Book 9700, page 408, Register's Office for Davidson County, Tennessee; and
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction, of record in Book 9570, page 22, and made applicable in Book 10469, page 57 and the By-Laws appended thereto, of record in Book 9570, page 13, Register's Office for Davidson County, Tennessee; and
4. Plan of P.U.D. Boundary Addition to Bradford Hills of record in Book 7900, page 668, Register's Office for Davidson County, Tennessee; and

5. Easement for sanitary sewer and/or storm drainage, of record in Book 10361, page 585, Register's Office for Davidson County, Tennessee; and
6. Storm water detention agreement of record in Book 10584, page 129, Register's Office for Davidson County, Tennessee; and
7. Charter of Holt Woods Homeowner's Association, Inc., of record in Book 9570, page 5, Register's Office for Davidson County, Tennessee; and
8. Conveyance of Open Space to Holt Woods Homeowner's Association, of record as Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2209 Bryce Cove, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 27th day of May, 2003.

Cynthia D. Plymire

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 27, 2003, before me personally appeared Cynthia D. Plymire to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 27th day of May, 2003.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE