Davidson County DEEDWARR
Recvd: 07/29/03 13:48 2pgs
Fees:13.00 Taxes:342.25
20030729-0106563

State of Tennessee
County of WILLIAMSON

The actual consideration or value whichever is greater is $92,500.00.

Subsribed and sworn before me this the 23rd day of July, 2003.

Francisco Calderon
Affiant

MEREDITH OKEE SHRADER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
(Affix Seal)

My Commission expires 4/18/05

Meredith Shrader
Notary Public

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 300800

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Francisco Calderon
118 Sarver Avenue
Madison, TN 37115

Send tax bills to:
Commerce Mortgage Group, LLC
611 Commerce Street, ste 2709
Nashville, TN 37203

Map 43-1 Parcel 120.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert W. Hamlett and wife, Elizabeth S. Hamlett

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Francisco Calderon and wife, Mary Calderon

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being part of Lots Number A & B on the Plan of Corrected Map of the W. P. Ready Subdivision of the E. H. Thornton Tract of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Robert W. Hamlett and wife, Elizabeth S. Hamlett, by Deed of record in Book 11693, page 404, dated 09-30-1999, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 118 Sarver Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 23rd day of July, 2003.

Robert W. Hamlett

Elizabeth S. Hamlett, by Robert W. Hamlett, Atty.in Fact

STATE OF TENNESSEE

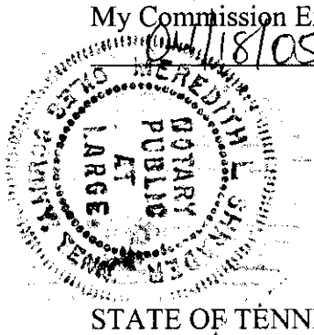
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Hamlett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 23rd day of July, 2003.

My Commission Expires:
4/18/05

NOTARY PUBLIC



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me personally appeared Robert W. Hamlett, to me known to be the person who executed the foregoing instrument on behalf of Elizabeth S. Hamlett and acknowledged that he executed the same as the free act and deed of said Elizabeth S. Hamlett.

Witness my hand and official seal on this the 23rd day of July, 2003.

My Commission Expires:
4/18/05

NOTARY PUBLIC

