PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref:(SB) Title No: 44857
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/11/03 13:41 2pgs
Fees:13.00 Taxes:832.13
20030811-0114236

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allison McAfee 3524 Murphy Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-05-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$224,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph M. Hamilton and spouse, Amanda R. Hamilton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison McAfee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 10 feet of Lot no. 2 and the westerly 45 feet of Lot No. 3 o n the Map of Hardison & Young's Lots in West End Park, of record in Book 421, page 190, Registers' Office for said County, described as follows:

Said parts of Lots Nos 2 and 3 adjoin and front together 55 feet on the northerly margin of Murphy Road and extends back between parallel lines 150 feet on the northerly margin of Murphy Road and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joseph M. Hamilton and wife, Amanda R. Hamilton by deed from M. Denise DeBerry Germino, married of record in Book 10193, page 438, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 190, said Register's Office.

This is improved property, known as: 3524 Murphy Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of August, 2003.

Joseph M. Hamilton

Amanda R. Hamilton

State of TENNESSEE

County of DAVIDSON

On this 8th day of August, 2003 , before me the undersigned authority, personally appeared Joseph M. Hamilton and Amanda R. Hamilton , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $224,900.00

Allison L McAfee

Affiant

Sworn and subscribed before me this the 8th day of August, 2003

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public