THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Return To:
American Escrow Co.
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Hendersonville

Davidson County DEEDWARR
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Fees:13.00 Taxes:881.97
20030915-0135243

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***238,370.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2003.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brock Hammat 5312 Anchorage Drive Nashville, Tennessee 37220	BANK OF AMERICA NA 1400 BEST PLAZA DR. STE 101 RICHMOND, VA 23227	MAP 160-03 PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY EIGHT THOUSAND THREE HUNDRED SEVENTY AND 00/100 DOLLARS ($***238,370.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, LINDA RUTH COHEN, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto BROCK HAMMAT and wife, ALISON HAMMAT, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 220 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Linda Ruth Cohen by deed from Clifford R. Goodman, Jr. of record in Book 6399, page 169, Register's Office for Davidson County, Tennessee.

KENNETH COHEN, spouse of Linda Ruth Cohen, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 5312 Anchorage Drive, Nashville, Tennessee 37220.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Haileywood Estates, Section 8-A, of record in Book 2854, page 82, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of August, 2003.

LINDA RUTH COHEN

KENNETH COHEN

BY: Linda Ruth Cohen
Linda Ruth Cohen
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 24th day of August, 2003.

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Ruth Cohen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kenneth Cohen, and acknowledged that she executed the same as the free act and deed of the said Kenneth Cohen.

WITNESS my hand and seal this 24th day of August, ~~19~~ 2003

Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee