Davidson County DEEDWARR
Recvd: 11/10/03 13:51 2pgs
Fees:13.00 Taxes:370.00
20031110-0164485

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
John E. Hamlin
233 Jacksonian Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Buyer/Owner

MORTGAGEE:

MAP 75
GROUP 13
PARCEL 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, WE, **DAVID W. CARTER**, and wife, **PATRICIA R. CARTER,** have this day bargained and sold, and do hereby transfer and convey unto **JOHN E. HAMLIN,** a single person, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> LAND, in Davidson County, Tennessee, being Lot No. 253, on the Map of Hermitage Hills, Section II, as shown on plat of record in Plat Book 2900, page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Said Lot No. 253 fronts 80.0 feet on the northeasterly margin of Jacksonian Drive, running back between lines measuring 144.7 feet on the southeasterly line and 142.9 feet on the northwesterly line to a dead line, on which it measures 80.1 feet.
>
> Being the same property conveyed to David Wilson Carter and wife, Patricia A. Carter by Deed of record in Book 4637, Page 226, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 233 Jacksonian Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

WE COVENANT with the Grantee herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2003 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat

Book 2900, Page 112, restrictions, and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 7th day of November, 2003.

David W. Carter

David W. Carter

Patricia R. Carter

Patricia R. Carter

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid state and county, **David W. Carter** and wife, **Patricia R. Carter,** the bargainors, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 7th day of November, 2003.

Kathleen A Tomlinson

NOTARY PUBLIC

My Commission Expires: _____

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

John E. Hamlin

AFFIANT

Subscribed and sworn to before me this the 7th day of November, 2003.

Kathleen A Tomlinson

NOTARY PUBLIC or REGISTER OF DEEDS

My Commission Expires: _____