580

Davidson County DEEDWARR
Recvd: 11/26/03 16:01 3pgs
Fees:18.00 Taxes:222.00
20031126-0172150

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Brian Beathard<br>438 Westboro Drive<br>Nashville, TN 37209 | same as new owner | 103-06-0-A 037.00 CO (E1)<br>103-06-0-A 039.00 CO (E5) |
| This instrument prepared by: David B. Gray Hix & Gray, PLC<br>315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238 | | |

# WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Emmet Morris Hamilton and wife, Bonnie J. Hamilton ("Grantor") has bargained and sold, and hereby transfers and conveys to Brian Beathard (collectively "Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the encumbrances stated on Exhibit A attached hereto.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

EXECUTED this 24th day of November, 2003.

Emmet Morris Hamilton

**EMMET MORRIS HAMILTON**

Bonnie J. Hamilton

**BONNIE J. HAMILTON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Emmet Morris Hamilton and Bonnie J. Hamilton, 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 seal, this 24th day of November, 2003.

Notary Public

My Commission Expires: 1/31/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVISON )

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of November, 2003.

Notary Public

My Commission Expires:

1/31/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee\Regions\Beathard\WarrantyDeed

## EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, being Unit E-1 of Dunham's Station Condominium, created under Title 66, Chapter 27, §101 et.seq as amended, Tennessee Code Annotated, as established by a Master Deed, of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium, as set forth in Exhibit "A-2" of said Master Deed, for a more complete identification and description of each unit.

Being the same property conveyed to Emmet Morris Hamilton and wife, Bonnie J. Hamilton by Successor Trustee's Deed from Arthur H. Lowen, Successor Trustee of record in Book 8784, Page 369, Register's Office for Davidson County, Tennessee.

Parcel 2:

Unit No. E-5, of Dunham's Station Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Dunham's Station Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Emmet M. Hamilton and wife, Bonnie J. Hamilton by Warranty Deed from Two Mile Development Corporation, a Tennessee Corporation of record in Book 6725, Page 468, Register's Office for Davidson County, Tennessee.

## ENCUMBRANCES

(1) Davidson County property taxes for the year 2003 in the amount of $333.20, are due and payable, but not yet past due. (Parcel 1)
Davidson County property taxes for the year 2003 in the amount of $333.20, are due and payable, but not yet past due. (Parcel 2)

(2) Subject to the Master Deed for Dunham's Station Condo of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee. (Parcel 1 & 2)
(3) Subject to the HOA Charter of record in Book 6621, Page 405, Register's Office for Davidson County, Tennessee. (Parcel 1& 2)