THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22151-12-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $200,675.00. Affiant Subscribed and sworn to before me this 14th day of January, 2004. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Hayden Hamilton Tammy Hamilton 1652 Glenridge Drive Nashville, TN 37221	**Send Tax Bills To:** First Horizon Home Loans 5775-E Glenridge Drive #100 Atlanta, GA 30328	**Tax Information:** Map No.142-13-B Parcel No. 92.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rochford Realty & Construction Co., Inc.*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hayden Hamilton and wife, Tammy Hamilton** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

*a Tennessee Corporation

This is Improved property located at **1652 Glenridge Drive, Nashville, TN, 37221**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of January, 2004.

Rochford Realty & Construction Co., Inc.

By: _____
JAMES MORRISEY, VICE PRESIDENT

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **JAMES MORRISEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the vice president of **ROCHFORD REALTY & CONSTRUCTION CO., INC.**, a Tennessee corporation, the within named bargainor, and that he as such vice president has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such vice president.

Witness my hand, at office, this 14th day of January, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 01/21/04 11:59 2pgs
Fees:13.00 Taxes:742.50

20040121-0008026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of First Revision Riverside Phase 3 as of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Rochford Realty & Construction Co., Inc. by deed dated December 22, 1986 from Frank H. Carter and wife, Dolores H. Carter, Charles C. Handly, Jr. and Mary Handly Beard of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3) Charter of Incorporation of Riverside Homeowners Association of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Book 6900, page 490, Register's Office for Davidson County, Tennessee.
5) All matters appearing on the Plan of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee.
6) Easement for ingress and egress of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.
7) Easement of record in Book 6972, page 45, Register's Office for Davidson County, Tennessee.
8) Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book Book 6970, page pages 275, 278 and 281 and in Book 7803, page 642, Register's Office for Davidson County, Tennessee.
9) Agreement of record in Book 7400, page 645, Register's Office for Davidson County, Tennessee.