WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/04 15:28 2pgs
Fees:13.00 Taxes:564.25

20040521-0060231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2004

NOTARY PUBLIC
Notary Public AT LARGE

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenda Kathleen Hamilton	SAME AS NEW OWNERS	MAP 136-3
and Eleanor A. (NAME) Hamilton	(NAME)	
3865 Lake Aire Drive		PARCEL 7
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David L. Fryburger, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenda Kathleen Hamilton and Eleanor A. Hamilton **as Joint Tenants with Right of Survivorship**

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:

Resubdivision of Lots 98 & 99

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Priest Lake Park, Section II, of record in Plat Book 4175, Pages 56-58, (as revised in Plat Book 4470, Page 33), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description, together with that portion of adjoining Lot 99 as shown on said Re-Subdivision of Priest Lake Park, Section II, Plat Book 4470, page 33, RODC, TN.

Being the same property conveyed to David L. Fryburger by Special Warranty Deed from CitiFinancial Mortgage Company, Inc. of record in Instrument No. 20030515-0066842, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF PRIEST LAKE PARK, SECTION II, OF RECORD IN PLAT BOOK 4175, PAGES 56-38 (AS REVISED IN PLAT BOOK 4470, PAGE 33), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4317, PAGE 17, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 3865 Lake Aire Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of May 2004

David L. Fryburger

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 David L. Fryburger

the bargainor _____, 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 official seal at Brentwood, _____, Tennessee, this 19th day of May, 200_.

Commission expires March 25, 2006

DIANE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public