Davidson County DEEDWARR
Recvd: 07/28/04 08:27 2pgs
Fees:13.00 Taxes:2220.00

20040728-0089925

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2004.

Notary Public

My commission expires: 3-1-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JACKIE W. BYROM	**NEW OWNER**	**104-08-306.00**
1026 OVERTON LEA		
NASHVILLE, TN 37220		

FOR AND IN 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 ACKNOWLEDGE, WE,

Hamilton Company, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ross Williams Properties, LLC

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:

Land in Davidson County, TN, being the southerly 56 feet on the westerly 1/2 of Lot No. 54 on the Plan of O.H. Hayes Plan, as shown on Plat of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.

Said part of Lot 54 fronts 56 feet on the East margin of 17th Avenue, South formerly Addison Street, and extends back between parallel lines 152.5 feet, more or less, to an alley.

Being the same property conveyed to Hamilton Company, LLC by deed from Wellesley Builders, LLC of record in Instrument #20021118-0142441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **1610 17th Avenue South, Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 23rd day of July, 2004.

Hamilton Company, LLC

BY: JOHN W. HAYS,
CHIEF MANAGER

CORPORATION
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared JOHN W. HAYS of **Hamilton Company, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHIEF MANAGER of **Hamilton Company, LLC,** the within bargainor, and corporation, and that he as such CHIEF MANAGER being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said JOHN W. HAYS as CHIEF MANAGER.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **23rd** day of **July, 2004.**

Rita Mangrum
Notary Public

My Commission Expires: 3-1-08

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN