Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/04/04 09:39 2pgs
Fees:13.00 Taxes:701.15

20040804-0093271

Warranty Deed

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Joseph Hamlin, et al	OWNER	Map: 118-10
3406 Woodhaven Drive		Parcel: 121.00
Nashville, TN 37204		16DA-14495

For and in Consideration of the sum of $ 189,500.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, William A. Parsons and wife, Andrea R. Parsons

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Joseph Hamlin, Cynthia Hamlin, and Thomas E. Harper

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee and being **Lot No. 58** on the Map of **Pleasant Valley** as of record at **Plat Book 1424, page 63** Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **Book 9485, page 230 and *** , in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

Restrictive Covenants of record at Book 1632, page 427 and Book 1452, page 299, and the limitations shown on the plan of record at Plat Book 1424, page 63, all said Register's Office.

***Book 4755, page 005**

This is IMPROVED property known as: 3406 Woodhaven Rd., Nashville, TN 37204
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 our hands on this 30th day of JULY, 20 04

William A. Parsons

Andrea R. Parsons

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ 189,500.00.

Joseph Hamlin, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 07-30-2004.

My Commission Expires: 9-25-04

Notary Public

Notary Public

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

William A. Parsons and wife, Andrea R. Parsons

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 07-30-2004.

My Commission Expires: 09-22-2007

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public : Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143