PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/27/04 10:50 2pgs
Fees:13.00 Taxes:925.00
20040827-0103794

W & I Ref:(_____) Title No: 45853
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Betty L. Hamilton 4215 Harding Road Unit 1011 Nashville, Tennessee	Countrywide Home Loans, Inc. 801 Crescent Centre Drive Suite 510 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 103-16-B-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas W. Oliphant and wife, Cynthia W. Oliphant**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty L. Hamilton, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 1011 of Windsor Towers horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property to the land hereinafter described is vested in Thomas W. Oliphant and wife, Cynthia W. Oliphant by deed, dated May 29, 2003, from Ansel L. Davis, Trustee of record in Doc. No. 20030603-0075660, recorded on June 3, 2003, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 71, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5313, page 338, Book 8666, page 789, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4215 Harding, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of August, 2004.

Thomas W. Oliphant

Cynthia W. Oliphant

State of TENNESSEE

County of DAVIDSON

On this 25th day of August, 2004 , before me the undersigned authority, personally appeared Thomas W. Oliphant Cynthia W. Oliphant , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Sworn and subscribed before me this the 25th day of August, 2004

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public