Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#1317

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is ~~$159,700.00~~ #165,900

Affiant

Subscribed and sworn to before me, This 31st day of August, 2004.

Notary Public

My Commission Expires: 7-19-08

Davidson County DEEDWARR
Recvd: 09/09/04 13:33 2pgs
Fees:13.00 Taxes:613.83
20040909-0109189

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner
Brian W. Hamilton
Julie E. Hamilton
6120 Hampton Hall Way
Hermitage, TN 37076

Send Tax Bills to:
Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

Map-Parcel
98-5-A 006.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Greta M. Wright, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Brian W. Hamilton and Julie E. Hamilton, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.6 on the Plan of Section One, Hampton Hall, as shown on Plat of record in Plat Book 9700, Pages 290 and 291, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Being the same property conveyed to Greta M. Wright by Deed from Steven M. Harris and wife, Amy P. Harris of record in Instrument No.20000531-0053931, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. All matters contained in Restrictive Covenants of record in Book 10278, Page 257; and amended in Book 10301, Page 184; Book 10444, Page 460 and Book 10640, Page 947, Register's Office for Davidson County, Tennessee.
3. All matters set forth in Plat of record in Book 9700, Page 290, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6120 Hampton Hall Way Hermitage, TN 37076.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantees,their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31th day of August, 2004.

Greta M. Wright

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Laura Shaun, a Notary Public of the State and County aforesaid, personally appeared Greta M. Wright, unmarried, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their names.

Witness my hand, at Nashville, Tennessee, this 31 day of Aug, 2004.

NOTARY PUBLIC

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 7-19-08