WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/04 08:39 2pgs
Fees:13.00 Taxes:725.20

20041004-0118926

B-RE-04-106

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2004.

Notary Public

My Commission Expires SEP. 25, 2004

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas B. Hamilton	Regions Bank, ESB	
106 Fairmont Place	(NAME) New Owner	104-06-0-G 006.00 CO
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN F. BURLISON, TRUSTEE OF THE JFB FAMILY TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS B. HAMILTON AND WIFE, LADY L. HAMILTON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Unit 106, FAIRMONT SQUARE I Condominiums, as established under Master Deed of record in Book 6250, Page 310, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John F. Burlison, Trustee of the JFB Family Trust by Warranty Deed from Bradley E. Smith and wife, Gretchen B. Smith, recorded the 30th day of April, 2002 in Instrument No. 20020430-0052804, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 106 Fairmont Place, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of September, 2004.

John F. Burlison, Trustee

STATE OF Illinois
COUNTY OF Franklin

Personally appeared before me the undersigned a Notary Public for said County and State, John F. Bullison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the trustee of The JFB Family Trust, the within named bargainor, a trust, and that he as such trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by him self as trustee.

Witness my hand and official seal at Benton, Illinois on this 22nd day of September, 2004.

Janet K Wimberly
NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL SEAL
JANET K. WIMBERLY
Notary Public, State of Illinois
My Commission Expires 03-02-2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903