Davidson County DEEDWARR
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Fees:13.00 Taxes:691.53
20041019-0125640

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	William H. McNamara and wife Nancy R. McNamara 6164 Hampton Hall Way Hermitage, TN 37076	American Home Mortgage 520 Broadhollow Rd Melville, NY 11747

GENERAL WARRANTY DEED

This indenture is made and entered into this 14th day of October, 2004 between Sean A. Hunt and wife Clarice T. Hunt (hereinafter referred to as "GRANTOR") and William H. McNamara and wife Nancy R. McNamara (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 43 of the Hampton Hall Planned Unit Development, Section 1 as shown by a map of record in Plat Book 9700 at page 290-291 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

BEING the same property conveyed to Sean A. Hunt and wife Clarice T. Hunt by instrument of record in Book 11344 at page 939 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 098.05-0A-018.00-CO

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Sean A. Hunt

Clarice T. Hunt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Sean A. Hunt and wife Clarice T. Hunt, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Brentwood, Tennessee this 14th day of October, 2004.

RHONDA S. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY TENN

NOTARY PUBLIC
Commission Expires: 02/20/2007

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $186,900.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 14 DAY OF October, 2004.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: _____

My Commission Expires NOV. 24, 2007

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007