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PREPARED BY (AND RETURN TO):

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FRANKLIN, TN 37067
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W & I Ref:(_____) Title No: 45990
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elaine Anderson Phillips 214 Old Hickory Blvd. #193 Nashville, Tennessee 37221	SouthStar Funding 400 Northridge Road, Ste. 1000 Atlanta, GA 30350

TAX MAP-PARCEL NUMBERS: 142-04-A-193

Davidson County DEEDWARR
Recvd: 11/16/04 10:25 2pgs
Fees:13.00 Taxes:351.50
20041116-0137337

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$95,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Hamilton III**, married hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine Anderson. Phillips** 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. 193 of Belle Forest a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 167 Register's Office for said County, to which source reference is hereby make 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 conveyed to John T. Hamilton, III by deed from Anita F. Peek, unmarried of record in Book 9941, Page 994, Register's Office for Davidson County, Tennessee.

Jacquelyn F. Hamilton, spouse of John T. Hamilton, III, joins in this conveyance solely to convey her marital interest in subject property.

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

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 167, 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 5438, page 669, Book 5438, page 742, Book 6082 page 866, Doc. No. 200203210034877, 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. Easement Agreement between Belle Forest and American Building Company of record in Book 5074, Page 945, said Register's Office. Deed and Agreed Order of Possession for Sanitary Sewer of record in Doc. No. 20000915-0091869, said Register's Office.

This is improved property, known as: 214 Old Hickory Blvd.#193, Nashville, Tennessee 37221

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.

John T. Hamilton III

Jacquelyn F. Hamilton

State of Tennessee
County of Davidson

On this 10th day of November, 2004 , before me the undersigned authority, personally appeared John T. Hamilton III and Jacquelyn F. Hamilton , 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.

Notary

State of Tennessee My Commission Expires JULY 21, 2007
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Sworn and subscribed before me this the 10th day of November, 2004

My Commission Expires: 6-14-08

Notary Public

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN