Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/15/04 10:04 2pgs
Fees:13.00 Taxes:432.90

20041215-0148985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Kellie M Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-9-08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KELLIE M. HAMILTON	Wells Fargo Bank NA	**061-03-0-178.00**
(NAME)	(NAME)	
1128 INGLEWOOD DRIVE	4454 Corporation Lane	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	Virginia Beach VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EAGLE EYE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLIE M. HAMILTON,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19 of Block "A" on the Plan of Inglewood Heights Subdivision of A. J. Coleman's property, described according to survey made by G. L. Gant, August 31, 1945 as follows:

Beginning on the southerly margin of Inglewood Drive at the common corner of lot No. 19 and 20; thence with the line between said two lots, southwardly 170 feet to the northerly line of lot No. 10 in said subdivision; thence with the northerly line of lot Nos. 10 and 11, eastwardly 105.5 feet to the westerly margin of Inglewood Court; thence with the westerly margin of said Court, northwardly 142.92 to the beginning of a curve; thence around said curve in a northwesterly direction 28.79 feet to the southerly margin of Inglewood Drive; thence with the southerly margin of said Drive, westwardly 54.71 feet to the point of beginning.

Being the same property conveyed to Eagle Eye Properties, LLC by deed from Troy Kinsel of record as Instrument No. 20040716-0085124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 1357, page 11, said Register's Office and any and all other easements, restrictions, and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1128 INGLEWOOD DRIVE, NASHVILLE, TN 37216**
(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 GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 10th day of **DECEMBER, 2004.**

EAGLE EYE PROPERTIES, LLC

BY: TROY KINSEL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **TROY KINSEL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **EAGLE EYE PROPERTIES, LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of EAGLE EYE PROPERTIES, LLC, by himself as such member.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2004.

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission expires: **September 22, 2007**.