THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 12/29/04 11:12 3pgs
Fees:18.00 Taxes:185.00
20041229-0153781

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kevin M. Hamilton, et ux, 2039 Stokes Lane Nashville, TN 37215	Bank of America, N.A. 200 S. College St. Charlotte, NC 28255	Map 117-07-M Parcel 20

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, G. MARSHALL CRANFORD and wife, FRANCES J. CRANFORD, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto KEVIN M. HAMILTON and wife, CHRISTY C. HAMILTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 2039, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record in Instrument #20021121-0145225, Register's office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Resubdivision of Women's Club of Nashville of record in Plat Book 6200, page 383, said Register's Office.

BEING the same property conveyed to G. Marshall Cranford and wife, Frances J. Cranford, by deed from Frances J. Cranford, filed for record as Instrument No. 20041229-0153780, Register's Office for Davidson County, Tennessee.

The property description, as contained herein, is the same as that contained in the previous deed of record.

The mailing for the said property is 2039 Stokes Lane, Nashville, Tennessee 37215.

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 and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of a one-half (½) undivided interest in the said land in fee simple, have a good right to convey that one-half (½) undivided interest and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, and which will be paid, in full, by the GRANTEES, when due.

2. Any and all matters appearing in the Master Deed and Bylaws of record in Instrument No. 20021121-0145225 and Instrument No. 20030328-0041138, said Register's Office.

3. Restrictive covenants of record in Book 9619, page 112, said Register's Office.

4. Subject to Easement of record in Book 3921, page 507, said Register's Office.

5. Any and all matters as they may appear on the plat of record in Book 6200, page 383, said Register's Office.

6. Subject to a first mortgage loan in favor of Bank of America, N.A. which the GRANTEES agree to assume, in full, and to indemnify and hold harmless the GRANTORS from same.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

BY THIS CONVEYANCE, the joint tenancy, with rights of survivorship, existing in the real property described above is hereby terminated and ownership and title to the said property is now vested in Kevin M. Hamilton and wife, Christy C. Hamilton, in fee simple, subject to those matters stated herein.

WITNESS our hands on the day and date last acknowledged below, the date of the last acknowledgment being the effective date of this deed.

"GRANTORS"

G. MARSHALL CRANFORD

FRANCES J. CRANFORD

"GRANTEES"

KEVIN M. HAMILTON

CHRISTY C. HAMILTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. MARSHALL CRANFORD and wife, FRANCES J. CRANFORD, and KEVIN M. HAMILTON and wife, CHRISTY C. HAMILTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 30 day of December, 2004.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Kevin M. Ham

Affiant

Sworn to and subscribed before me, this the 3rd day of December, 2004.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE