THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

AFTER RECORDING RETURN TO:
AMERICAN ESCROW COMPANY
P.O. BOX 1733
HENDERSONVILLE, TN 37077-1733

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Quida E. Hamilton	Franklin Bank, SSB	Map: 26-6
115 Brockhampton Court	9800 Raintree Place	Group:
Goodlettsville, TN 37072	Hermitage, TN 37076	Parcel: 35

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sylvia Mays Vincent, sole heir to the estate of James S. Vincent, Jr. and Sylvia Mays Vincent, Administrator of the estate of James S. Vincent, Jr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Quida E. 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:

LAND in Davidson County, Tennessee, being Lot No. 121 on the Plan of WINDSOR GREEN, Phase 1, Section 1, of record in Book 6250, page 31, Register's Office for said County.

Said Lot No. 121 fronts 36.34 feet on the southerly margin of Brockhampton Court and extends back 118.87 feet on the northerly line and 93.41 feet on the easterly line to a broken line in the rear measuring 202.69 feet thereon.

BEING the same property conveyed to James S. Vincent, Jr., unmarried, by Warranty Deed from Michael W. Tate and wife, Janet Holeman Tate, dated April 2, 1987, and recorded in Book 7192, page 656, said Register's Office. The said James S. Vincent, Jr. having died. The Grantor herein is the sole heir at law of James S. Vincent, Jr. and takes title to this property by the law of descent and distribution.

This is improved property known as: 115 Brockhampton Court, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and 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 whosoever.

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 our hands this 21 day of December, 2004.

Davidson County DEEDWARR
Recvd: 12/30/04 11:07 2 pgs
Fees:13.00 Taxes:366.30
20041230-0154665

Sylvia Mays Vincent
Sylvia Mays Vincent, individually

Sylvia Mays Vincent, Administrator
Sylvia Mays Vincent, Administator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of December, 2004, before me personally appeared, Sylvia Mays Vincent, individually and Sylvia Mays Vincent, Administrator, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $99,000.00.

Affiant

Sworn to and subscribed before me
this 21st day of December, 2004.

Notary Public
My Commission Expires: 11-25-06

GEORGIA B. SUGGS NOTARY PUBLIC AT LARGE