(1)

File:

MID-STATE TITLE & ESCROW, INC
~~128 HOLIDAY COURT~~
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

File #200530025

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terri Hamilton	Same as New Owner	Map: 161-11-O-A-44.00 CO
(NAME) 386 Huntington Ridge Drive	(NAME)	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **H. EDMOND SORRELL, A SINGLE MAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **TERRI HAMILTON, UNMARRIED,** 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 all of Lot No. 44, on the Plan of Huntington Ridge Townhouses, as shown by plat appearing of record in Plat Book 4675, Page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to H. Edmond Sorrell by Warranty Deed dated May 1, 2003 of record in Instrument No. 20030502-0059115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, Book 4889, Page 905 and in Book 5394, Page 243; By-Laws of record in Book 7423, Page 762; Charter for Homeowners' Association of record in Book 4729, Page 682 and in Book 4890, Page 84; Easement Agreement of record in Book 6396, Page 896; Conveyance of Common Area to Homeowners' Association of record in Book 4742, Page 570; Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, Pag e308 and in Book 11345, Page 59; all matters shown on plat of record in Plat Book 4675, Page 9; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 386 Huntington Ridge Drive, Nashville, TN 37211
(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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized 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; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 25th day of February, 2005.

H. Edmond Sorrell

Davidson County DEEDWARR
Recvd: 03/03/05 11:31 2 pgs
Fees:13.00 Taxes:377.40

20050303-0023558

STATE OF Tennessee

COUNTY OF Rutherford

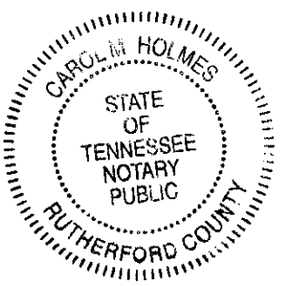
Before me, the undersigned Notary Public, personally appeared H. Edmond Sorrell who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2005.

Carolyn Holmes

Notary Public

My Commission Expires: 6/22/08



(SEAL)

Mail After Recording To:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167