WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/05 14:39 2 pgs
Fees:13.00 Taxes:462.50
20050329-0033870

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Beverly G Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly G. Hamilton	AMERICAN HOME MORTGAGE	MAP 151-10 A PAR 131.00 CO
(NAME) 7020 SOUTH HAMPTON BOULEVARD	(NAME) 520 BROADHOLLOW ROAD	
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) MELVILLE, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JANICE D. BROWN, NOW BEING JANICE D. BROWN FRANCOIS by and through Gertraud Borasky, Attorney in Fact, AND HUSBAND, BRENOR FRANCOIS, by and through Gertraud Borasky, Attorney in Fact,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEVERLY G. HAMILTON, A SINGLE WOMAN,** 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:

Situated in Davidson County, Tennessee, being Lot No. 66, Phase Two, Villages of Long Hunter as shown by Plat of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice D. Brown by deed of record in Instrument No. 20021226-0159212, Register's Office for Davidson County, Tennessee; the said Janice D. Brown having since married, now being Janice D. Brown Francois.

BRENOR FRANCOIS joins in this conveyance for the purpose of conveying any right, title or interest which he may have, marital or otherwise, in and to subject property.

GERTRAUD BORASKY executes this instrument as Attorney in Fact for Janice D. Brown Francois and Brentor Francois, pursuant to Power of Attorney of record in Instrument No 20050329-0033869, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 7020 South Hampton Blvd., Antioch, TN 37013
(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 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 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 24th day of March, 2005.

Brenor Francois
Brenor Francois

By: Gertraud Borasky
Gertraud Borasky, Attorney in Fact

Janice D. Brown Francois
Janice D. Brown Francois

By: Gertraud Borasky
Gertraud Borasky, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, GERTRAUD BORASKY, 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, and further acknowledged that they is the Attorney In Fact for FRANCES D. BROWN FRANCOIS AND BRENOR FRANCOIS and is authorized by FRANCES D. BROWN FRANCOIS AND BRENOR FRANCOIS to execute this instrument on their behalf.

WITNESS my hand and official seal this 24 day of March, 2005.

LAURA D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

NOTARY PUBLIC

My commission expires:

2-10-08