PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20 B

STATE OF TENNESSEE
COUNTY OF Davidson

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Doris Colley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2005.

D. Annette Maples
Notary Public
MY COMMISSION EXPIRES 11-25-06
File No. G5-3554D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nathan G. Hackwell (NAME)	Century 21 Mortgage (NAME)	38-140 (5.12 acres)
6179 Old Hickory Boulevard (STREET ADDRESS)	3000 Leadenhall Road (STREET ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/01/05 14:58 3 pgs
Fees:18.00 Taxes:739.63
20050401-0035635

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 HEREBYACKNOWLEDGED, WE, **Henry P. Hamblen Jr., individually and Henry P. Hamblen, Sr., reserving a life estate**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan G. Hackwell** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Christine B. Hamblen spouse of Henry P. Hamben, Sr., joins in this conveyeance for the purpose of conveying any interest she may have in said property, particularly here marital interest.
Cynthia V. Hamblen spouse of Henry P. Hamben, Jr., joins in this conveyeance for the purpose of conveying any interest she may have in said property, particularly here marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 6179 Old Hickory Boulevard, Whites Creek, TN 37189.

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. Whenever 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/our hand(s) this 30th day of March, 2005.

Henry P. Hamblen Jr.

Cynthia V. Hamblen

Henry P. Hamblen, Sr.

Christine B. Hamblen

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Henry P. Hamblen Jr. and wife, Cynthia B. Hamblen, and Henry P. Hamblen, Sr. and wife, Christine B. Hamblin the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2005.

My Commission Expires: 9/3/06

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey prepared by E.P. Hall Surveying Co., dated April 22, 1977, described as following:

Beginning at an iron pin in the westerly margin of Old Hickory Blvd; said point being the northeasterly corner of an 18 acre tract, more or less, belonging to the grantors herein; thence North 73 degrees 45 minutes West 91.3 feet to an iron pipe; thence North 37 degrees 58 minutes West 357.70 feet to an iron pipe; thence North 62 degrees 37 minutes West 213.16 feet to an iron pipe; thence North 77 degrees 30 minutes West 224.42 feet to an iron pipe; thence South 78 degrees 05 minutes West 200 feet to an iron pipe; next to a beech tree; thence South 58 degrees 33 minutes East 666.32 feet to an iron pipe; thence South 3 degrees 08 minutes West 233.32 feet to an iron pipe; thence South 67 degrees 55 minutes East 299.80 feet to an iron pipe in the westerly margin of Old Hickory Boulevard; thence along the westerly margin of Old Hickory Boulevard, North 292.08 feet to the point of beginning, and containing 5.12 acres, more or less.

Being the same property conveyed to Henry P. Hamblen Jr. , by Deed from Henry P. Hamblen, Sr., dated October 20, 2004, of Record as Instrument No. 200410200126325, Register's Office for Davidson County, Tennessee.