File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 04/26/05 16:08 2 pgs
Fees:13.00 Taxes:640.10
20050426-0046577

W & I Ref:( fj) Title No: 46255
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Barbara K. Corley<br><br>4845 Jonquil Drive<br>Nashville, Tennessee 37211 | SunTrust Mortgage, Inc.<br>201 Fourth Ave. N/7th Floor<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 133-16-036

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$173,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Luke Hamilton ,married Mary Hamilton , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara K. Corley** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Highview Acres, Section Two of record in Book 2854, page 98, Register's Office for said County.

Said Lot No. 104 fronts 111.0 feet on the westerly margin of Jonquil Drive and extends back 198.0 feet on the northerly line and 185.7 feet on the southerly line to a dead line in the rear, measuring 84.1 feet thereon.

Being the same property conveyed to Luke Hamilton and Mary Hamilton, both unmarried, as joint tenants with right of survivorship by deed from Anivar Tantarvi, unmarried of record in Doc. No. 200002020010774, Register's Office for Davidson County, Tennessee.

Alisa Catherine Palmisano spouse of Luke Hamilton joins in this conveyance for the sole purpose of conveying any and all martial rights in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2854, page 98, said Register's Office, which Plan shows 80 foot minimum building set back line from Jonquil Drive and 10 foot easement for public utility purposes along the rear and northerly side line(s) of said lot

**This is improved property, known as: 4845 Jonquil Drive, Nashville, Tennessee 37211**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 15th day of April, 2005.

Luke Hamilton

Mary Hamilton

Alisa Catherine Palmisano

**State of** TENNESSEE
**County of** DAVIDSON

On this 15th day of April, 2005 , before me the undersigned authority, personally appeared Luke Hamilton, Mary Hamilton and Alisa Catherine Palmisano , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $173,000.00

Affiant

Sworn and subscribed before me this the 15th day of April, 2005

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public