THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24137-04-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $224,900.00. Affiant Subscribed and sworn to before me this 29th day of April, 2005. Notary Public My Commission Expires: 9-22-07

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/03/05 13:41 2 pgs
Fees:13.00 Taxes:832.13

20050503-0049297

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dennis M. Cook James W. Grantham, Jr. 1652 Glenridge Drive Nashville, TN 37221	Same	Map No.142.13-0B Parcel No. 092.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hayden Hamilton and wife, Tammy Hamilton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis M. Cook and James W. Grantham, Jr.*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*** AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, NOT AS TENANTS IN COMMON**

This is improved property located at 1652 Glenridge Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2005.

Hayden Hamilton

Tammy Hamilton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hayden Hamilton and wife, Tammy Hamilton**, 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.

Witness my hand, at office, this 29th day of April, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of First Revision Riverside Phase 3, as of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Hayden Hamilton and wife, Tammy Hamilton by deed dated January 14, 2004 from Rochford Realty & Construction Co., Inc. of record in Instrument No. 20040121-0008026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverside, of record in Book 7405, page 780, amended in Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Easement for conservation greenway granted to Riverside Homeowners Association, Inc., as of record in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Riverside Homeowners Association, Inc. of record in Instrument No. 20040608-0067841, Instrument No. 20040608-0067842 and Instrument No. 20040608-0067844, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Riverside Homeowners Association of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 490, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee.
9. Easement for ingress and egress of record in Book 7103, page 48, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 6792, page 45, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, pages 275, 278 and 281 and Book 7803, page 642, Register's Office for Davidson County, Tennessee.
12. Agreement recorded in Book 7400, page 645, Register's Office for Davidson County, Tennessee.