WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/05 08:36 2 pgs
Fees:13.00 Taxes:423.86

20050707-0077874

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

File in Box 14-A
18979-3

The actual consideration or value, whichever is greater, for this transfer is **$114,557.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Monica N. Nidiffer	**SunTrust Mortgage, Inc.**	**Map 095-05-0-B, Parcel 091co**
2120 Lebanon Pike, #99	**P.O. Box 79041**	
Nashville, TN 37210	**Baltimore, MD 21279-0041**	

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 HEREBY ACKNOWLEDGED, WE,

Kenneth M. Hamburg, unmarried, and Gary N. Hamburg, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica N. Nidiffer, unmarried

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:

LAND in Davidson County, Tennessee, being Unit No. 99 on Phase 2, a Planned Unit Development, on the Plan of Easthaven Townhomes, of record in Instrument No. 20010806-0083543, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kenneth M. Hamburg, unmarried and Gary N. Hamburg, married, Joint Tenants with Rights of Survivorship by Deed from R. J. York Homes, LLC, of record in Instrument No. 20040402-0037422, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of The Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753 and Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

PAMELA HAMBURG, spouse of the above named Gary N. Hamburg, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Kenneth M. Hamburg, pursuant to a Power of Attorney executed by same on the 15th **day of June, 2005, of record in Instrument No.:** X20050707-0077872**, Register's Office for Davidson County, Tennessee.**

THIS instrument is being executed in behalf of Pamela Hamburg, pursuant to a Power of Attorney executed by same on the 28th **day of June, 2005, of record in Instrument No.:** **X20050707-0077873**, Register's Office for Davidson County, Tennessee.**

THE said Gary N. Hamburg and Gary Hamburg are one and the same person.

This is Improved (X) unimproved (____) property, known as: **2120 Lebanon Pike, #99, Nashville, TN 37210**

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 my/our hand(s) this **29th** day of **June, 2005.**

Kenneth M. Hamburg
by _____ attorney-in-fact
Kenneth M. Hamburg
By: Gary N. Hamburg, Attorney-in-fact

_____
Gary N. Hamburg

Pamela Hamburg
by _____ attorney-in-fact
Pamela Hamburg
By: Gary Hamburg, Attorney-in-fact

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 **Gary N. Hamburg,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **June, 2005.**

_____
Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Gary N. Hamburg also known as Gary Hamburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Kenneth M. Hamburg and Pamela Hamburg, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kenneth M. Hamburg and Pamela Hamburg for the purpose therein contained, by signing the name of Kenneth M. Hamburg and Pamela Hamburg by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, **2005.**

_____
Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09