Davidson County DEEDWARR
Recvd: 07/18/05 09:33 3 pgs
Fees:18.00 Taxes:362.60
20050718-0082838

DEED

THIS DEED OF CONVEYANCE made and entered into on this 6-24, 2005, by and between **MARK S. HAMILTON and DIANE K. HAMILTON, husband and wife,** hereinafter known and referred to as **GRANTORS**, and **JAMES H. KELLY, whose tax mailing address is** 2803 Delaware hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF T.M. STEGER'S SECOND SUBDIVISION OF PART OF THE OLD BARROW PLACE, NOT OF RECORD.

SAID LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DELAWARE AVENUE, FORMERLY CRAFT STREET, AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 70.5 FEET WEST OF THE WESTERLY MARGIN OF 28TH AVENUE NORTH, FORMERLY BARROW AVENUE, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARK S. HAMILTON AND DIANE K. HAMILTON, HUSBAND AND WIFE, BY DEED RECORDED 5/31/00 AT INSTRUMENT #200005310053829.

PARCEL / TAX ID #: 90-10-0 178

COMMONLY KNOWN AS: 2803 DELAWARE AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

MARK S. HAMILTON

DIANE K. HAMILTON

GRANTORS

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 24th day of June, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **MARK S. HAMILTON and DIANE K. HAMILTON.**

ROBERT C. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires April 9, 2009

Notary Public

My Commission Expires: 4-9-09

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $98,000.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

MARK S. HAMILTON

DIANE K. HAMILTON

GRANTORS

STATE OF TENNESSEE)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 24th day of June, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **MARK S. HAMILTON and DIANE K. HAMILTON.**

ROBERT C. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APR. 9, 2009

Notary Public

My Commission Expires: 4-9-09

Grantee's Address and Address All Tax Bills Are to Be Sent To:

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
2039 REGENCY RD. #6
LEXINGTON, KY 40503