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Davidson County DEEDWARR
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Fees:13.00 Taxes:129.50

20050719-0084046

# WARRANTY DEED

Preparer's File #-05F0347

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ESCROW SERVICES OF TENNESSEE, LLC**
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID: |
|---|---|---|
| Mark Hamilton | -SAME- | 051-01-0-084.00 |
| 8326 Carrage Hill Drive | | |
| Brentwood, Tennessee 37027 | | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, W. AARON FORTNER AND JASON R. MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARK HAMILTON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 11th Civil District, being Lot Number 82B on the Map of the Resubdivision of Due West Valley Acres, of record in Plat Book 6050, page 469, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to W. Aaron Fortner and Jason Minor by Warranty Deed from Department of Veteran Affairs, dated May 20, 2005 and filed of record in Instrument No. 20050526-0059325, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is ( X ) improved property known as **905 A/B Due West Avenue N, Nashville, Tennessee 37115**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 our hands this **15TH** day of **JULY, 2005**:

W. Aaron Fortner

Jason R. Minor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. AARON FORTNER AND JASON R. MINOR, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 30th day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.