Davidson County DEEDWARR
Recvd: 08/24/05 09:15 2 pg
Fees:13.00 Taxes:1553.63
20050824-0100836

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Title Company
Road, Suite 120
TN 37027

ADDRESS NEW OWNER:
Ronald G. Hamlin
5591 Hill Rd.
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**160-16-0**
GROUP	**B**
PARCEL	**54**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Santoro Custom Builders, Inc.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ronald G. Hamlin and wife, Daisy M. Hamlin**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, page 936-941, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Santoro Custom Builders, Inc. by deed from Wilson Concord, L.P. of record in Instr. 20030924-0141512, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **5591 Hill Rd., Brentwood, Tennessee 37027.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 hand this **the 19th** day of **August, 2005.**

Santoro Custom Builders, Inc.

By: _____
Stacy J. Santoro, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Stacy J. Santoro** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **Santoro Custom Builders, Inc.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 19th day of August, 2005.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $419,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 19th day of August, 2005.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006