Davidson County DEEDWARR
Recvd: 09/07/05 10:50 1 pg
Fees:13.00 Taxes:517.63

20050907-0107314

WARRANTY DEED

BW-20050206

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF August, 2005.

April G Nichols

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tara L. Hamilton	Fremont Investment and Loan	070-09-0 025.00
3302 Curtis Street	3434 Anchor Plaza Parkway, Suite 150	
Nashville, TN 37218	Tampa, FL 33634	

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, MILTON PIRTLE AND WIFE, KAREN PIRTLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TARA L. 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Tract 6 of a survey made by Cantrell, Connel & Morrison, Engineers, dated August 19, 1957, not of record, being part of Lots No. 21 and 26 in the H. E. Simpkins Division of L. C. Curtis Land, as of record in Book 547, page 39, Register's Office for Davidson County, Tennessee.

Said Tract 6 fronts 60.3 feet on the north side of Curtis Street and runs back 203.8 feet on the easterly line and 204.8 feet on the westerly line, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Milton Pirtle and wife, Karen Pirtle from Bank One National Association, as Trustee, by Special Warranty Deed dated June 16, 2003 and recorded June 27, 2003 in Instrument #20030627-0089268, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 3302 Curtis Street, Nashville, Tennessee 37218 .

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 my/our hand(s) this 31st day of August, 2005:

Milton Pirtle 8-31-05

Karen Pirtle

STATE OF Tennessee

COUNTY OF WILLIAMSON

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named MILTON PIRTLE AND WIFE, KAREN PIRTLE, the bargainor(s), 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 and official seal at Williamson, Tennessee, this 31st day of August, 2005.

April G Nichols
Notary Public
My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN