PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 10/17/05 14:18 2 pgs
Fees:13.00 Taxes:1461.50
20051017-0125071

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

W & I Ref: gj Title No: 46714

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Greg D. Hamrick Mary C. Hamrick 830 Brentview Drive Nashville, Tennessee 37220	owner

TAX MAP-PARCEL NUMBERS: 146-10-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Beverly J. Hoffman, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greg D. Hamrick and spouse, Mary C. Hamrick** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Fieldcrest Estates of record in Book 2331, page 124, Register's Office for said County.

Said Lot No. 16 fronts 195 feet on the northerly margin of Brentview Drive and extends back 309.7 feet on the easterly line and 283.3 feet on the westerly line to a dead line in the rear, measuring 196.7 feet thereon.

Being the same property conveyed to Robert F. Hoffman and wife, Beverly J. Hoffman by deed from William L. Martin and wife, Elizabeth B. Martin of record in Book 5953, page 663,Register's Office for Davidson County, Tennessee. The said Robert F. Hoffman has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 124, said Register's Office, which Plan shows a 120 foot minimum building setback line from Brentview Drive, amended to a 90 foot minimum setback line by instrument of record in Book 3370, page 256 said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 7710, page 51, said Register's Office and Restrictions contained in instrument of record in Book 2542, page 219, Book 3463, page 13, said Register's Office..

This is improved property, known as: 830 Brentview Drive, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of October, 2005 .

Beverly J. Hoffman

Beverly J. Hoffman

State of TENNESSEE
County of WILLIAMSON

On this 14th day of October, 2005, before me the undersigned authority, personally appeared **Beverly J. Hoffman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $395,000.00

Affiant

Sworn and subscribed before me this 14th day of October, 2005

Notary Public

My Commission Expires: 1-24-09

SUSAN E. BURKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009