STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,700.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2005.

Notary Public

My Commission Expires: 1-27-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/28/05 09:48 2 pgs
Fees:13.00 Taxes:768.49
20051028-0130240

ADDRESS NEW OWNER(S) AS FOLLOWS:
Louis M. Spoltore
325 Compass Point
Hermitage, TN 37076

SEND TAX BILLS TO:
Option One Mtg. Corp.
1600 Parkwood Cr. SE
Suite 615
Atlanta, GA 30339

MAP-PARCEL NUMBERS:

076-09-0-A-027.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gregory D. Hamrick, married hereinafter referred to as Grantors, hereby transfers and conveys to Louis M. Spoltore hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, TN, being Lot No. 27 on the Plan of Chandler Grove, of record in Plat Book 7900, Page 796, Amended in Book 7900, Page 802, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory D. Hamrick, an unmarried man, by Warranty Deed from Bart R. Carnes and Holly M. Carnes, of record in Instrument No. 20021114-0141410, Register's Office for Davidson County, Tennessee, dated October 30, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 796, amended in Plat Book 7900, Page 802, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9480, Page 4, Register's Office of said County.

Easement to Southern Bell Telephone & Telgraph as shown of record in Deed Book 1104, Page 400, Register's Office for said County.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 325 Compass Point, Hermitage, TN 37076.

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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs 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 27th day of October, 2005.

Mary Caradine Hamrick joins in this conveyance to convey any and all martial interest she may have in subject property.

Mary Caradine Hamrick

Gregory D. Hamrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gregory D. Hamrick and Mary Caradine Hamrick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of October, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

[redacted]0426