Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref:( _gj_ ) Title No: 46814
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/02/05 14:21 2 pgs
Fees:13.00 Taxes:2220.00
20051202-0145261

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Karl Hamilton<br>Deborah Hamilton<br>6723 Duquaine Court<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 115-14-077

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$600,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James N. Smoot III , unmarried and Caroline Anderson Smoot , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karl Hamilton and spouse, Deborah Hamilton** 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. 1, Wilding Subdivision, as recorded in Plat Book 9700, page 679, bounded on the west and north by West Meade Hills, Section 4, as recorded in Plat Book 3300, page 46, on the north and east by the remaining property of Ben Jack Odom, Wilding Subdivision, of recorded in Deed Book 9298, page 339, and also by property belonging to now or formerly Greg Smith, and on the South by West Meade Farms, Inc., Section 9, of record in Plat Book 2331, page 78, and more specifically described as follows:

Beginning on an iron pin on the south margin of a cul-de-sac with a sixty foot (60'), radius, Duquaine Court, thence leaving Duquaine Court with the west line of tract #2 of this survey S 24 degrees 06' 35" W, 293.75' to an iron pin; thence S 57 degrees 34' 05" E, 215.00 to an iron pin; thence S 59 degrees 18' 03" E, 560.89' to an iron pin; thence with Greg Smith and West Meade Farms, Inc., the following, S 14 degrees 03' 26", W, 268.97' to an iron pin; thence S 66 degrees 02' 00", 162.20' W to a concrete monument; thence S 67 degrees 14' 00" W, 356.05' to an iron pin; thence S 36 degrees 47' 00" W, 68.46' to an iron pin; the southwestern most corner of the therein described tract; thence with West Meade Hills the following , N 27 degrees 47' 40" W, 453.96' to an iron pin; thence N 28 degrees 07' 20" W, 108.50' to an iron pin; thence N 04 degrees 30' 00" E, 70.00' to an iron pin; thence N 13 degrees 58' 12" W, 300.78' to an iron pin, the northwestern most corner of the herein described tract; thence Lot #3 of this survey N 43 degrees 27' 02" E, 399.58' to an iron pin; thence N 26 degrees 53' 17" E, 50.15' to a point on the east margin of Duquaine Court; thence with the margin of Duquaine Court around a curve to the left with a radius of sixty feet (60') a distance of 35.01' to an iron pin, the point of beginning and containing 10.96 acres, more or less according to a survey by Galyon W. Northcutt, TN RLS #1529.

Being the same property conveyed to James N. Smoot, III and Caroline Anderson Smoot by deed from Ben Jack Odom of record in Book 11056, page 179, Register's Office for Davidson County, Tennessee. The said James N. Smoot, III and Caroline Anderson Smoot have since divorced.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700 Page 679, said Register's Office, to which plan reference is hereby made for a more complete description thereof..

**This is improved property, known as: 6723 Duquaine Court, Nashville, Tennessee 37205**

**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 1st day of December, 2005.

James N. Smoot III

Caroline Anderson Smoot

**State of** TENNESSEE
**County of** DAVIDSON

On this 1st day of December, 2005 , before me the undersigned authority, personally appeared James N. Smoot III and Caroline Anderson Smoot , 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. My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $600,000.00

Affiant

Sworn and subscribed before me this the 1st day of December, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public