WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/05 14:37 2 pgs
Fees:13.00 Taxes:1094.65
20051230-0157037

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$305,000.00~~ $275,550.00

Affiant

Subscribed and sworn to before me this 30th day of December, 2005

Notary Public
My Commission expires: 3/20/06
(Affix Seal)

ANDREW H. MASON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bradford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
R & M Properties	SAME	106-11-0-013.00
3030 Sidco Drive		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hugh F. Hamil and wife, LaUna Hamil and Dewayne Baskette and wife, Betty Baskette,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **R & M Properties**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of Interstate Park South, Section 3 of record in Book 4460, page 191, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 9 fronts 125 feet on the westerly side of Hill Avenue and extends back 179.90 feet on the south line and 194.36 feet on the north line to a dead line measuring 125.06 feet thereon.

Being the same property conveyed to Hugh F. Hamil and wife, LaUna Hamil and Dewayne Baskette and wife, Betty Baskette, by deed from McDowell Development Corporation, on November 1, 1976, of record in Book 5083, page 946, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 106-11-0-013.00.
- Subject to all matters as shown on the Plan of record in Book 4460, page 191, Register's Office Davidson County, Tennessee.

This is improved property known as: **337 Hill Avenue, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 30, 2005.

Hugh F. Hamil
Hugh F. Hamil

La Una Hamil
LaUna Hamil

Dewayne Baskette

Betty Baskette

STATE OF TENNESSEE
COUNTY OF Blount

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hugh F. Hamil and wife, LaUna Hamil,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December ~~30~~ 29, 2005

My commission expires 12/5/07

Notary Public

ARTHUR E. BECKER NOTARY PUBLIC AT LARGE BLOUNT CO. TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dewayne Baskette and wife, Betty Baskette,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2005

My commission expires 8/20/09

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY