THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Webb Collins, III 905 A&B Due West Ave. North Madison, TN 37115	CTX Mortgage Company 801 94th Ave. North St. Petersburg, FL 33702	051-01-0-084.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Webb Collins, III

HEREINAFTER CALLED THE 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 the 11th Civil District of Davidson County, Tennessee, being Lot Number 82B, on the Plan of the Map of the Resubdivision of Due West Valley Acres, of record in Plat Book 6050, Page 469, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hamilton by Deed, dated July 15, 2005 of record in Instrument No. 20050719-0084046, Register's Office for Davidson County, Tennessee.

Grantor hereby covenants with the Grantee that the property conveyed herein is not the primary residence of the Grantor.

This conveyance is subject to all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 01/09/06 12:51 2 pg:
Fees:13.00 Taxes:304.88

20060109-0002959

This is improved property known as: 905 A&B Due West Ave. North Madison. TN 37115

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 we do covenant with the said GRANTEES that we are 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 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 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 OUR HANDS THIS 30th day of December, 2005

Mark Hamilton

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Mark Hamilton

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 30th day of December, 2005

K. J. Losh
Notary Public

My Commission expires July 24, 2007

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 2005

My Commission Expires: July 24, 2007

K. J. Losh
Notary Public

K. J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN