WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/06 10:44 2 pgs
Fees:13.00 Taxes:1776.00

20060224-0021664

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$480,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2006.

Notary Public

My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JI JI MATHEW	Same As Owner	**Map 145-06, Parcel 057**
5852 Beauregard Drive		
Nashville, TN 37215		

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,

RUSSELL G. HAMILTON and CHERIE Y. HAMILTON

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

JI JI MATHEW

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 Davidson County, Tennessee, being Lot No. 36, on the Plan of Tyne Valley Estates, Section 12, of record in Plat Book 3842, page 255, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Russell G. Hamilton and wife, Cherie Y. Hamilton, by Deed from Bert H. Michels and wife, Christiane Michaels, of record in Book 6351, Page 48, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Russell G. Hamilton and wife, Cherie Y. Hamilton, pursuant to a Power of Attorney executed by same on the 7th day of February, 2006, of record in Instrument No. 20060224-0021663, **Register's Office of Davidson County, Tennessee.**

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **5852 Beauregard Drive, Nashville, TN 37215**

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 my/our hand(s) this **23rd** day of **February, 2006.**

Russell G Hamilton
RUSSELL G. HAMILTON
By: Wonnie L Short Atty in fact
Wonnie L. Short, Attorney-in-Fact

Cherie Y Hamilton
CHERIE Y. HAMILTON
By: Wonnie L Short Atty in fact
Wonnie L. Short, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Wonnie L. Short, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Russell G. Hamilton and Cherie Y. Hamilton, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Russell G. Hamilton and Cherie Y. Hamilton for the purpose therein contained, by signing the name of Russell G. Hamilton and Cherie Y. Hamilton by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of February, 2006

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09