Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/08/06 13:36 2 pgs
Fees:13.00 Taxes:684.50

20060308-0027069

03-0602-33387

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Heather Rogers
Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

C. Troy Carney
Notary Public
My commission expires: SEPT 20, 2008

TROY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph E. Albin	American Home Mortgage	072-05-O-112.00
2815 Gear Street	520 Broadhollow Road	
Nashville TN 37216	Mellville, NY 11747	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon Hamilton, single, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Joseph E. Albin, hereinafter called the Grantee, his successors 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. 60, on the Plan of Map of Burchwood Place Extended, of record in Plat Book 843, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Hamilton and Shaun J. Fisher by deed from David L. Ouellette, dated March 20, 2002, of record in Instrument No. 20020403-0040447, Register's Office for Davidson County, Tennessee. Being further conveyed to Brandon Hamilton by quitclaim deed from Shaun Fisher, dated May 27, 2005, of record in Instrument No. 20050622-0071655, Register's Office for Davidson County, Tennessee. Shaun J. Fisher and Shaun Fisher being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2815 Gear Street, Nashville, TN 37216

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, his heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 28th day of February, 2006.

Brandon Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of February, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

