THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0604020** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me this 21st day of April, 2006. Notary Public My commission expires:

Davidson County DEEDWARR
Recvd: 04/24/06 12:27 2 pgs
Fees:13.00 Taxes:721.50
20060424-0046580

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 200

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Amy E. Hamilton 207 Ashlawn Court Nashville, TN 37215	SAME	MAP 131-06-G PARCEL 207

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Denson** (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John H. Hamilton** and wife, **Carol B. Hamilton**, and **Amy E. Hamilton** (the "Grantees"), as tenants-in-common with right of survivorship, Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 207 together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed of record in Plat Book 7076, page 696, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Mary Denson, married, by deed dated June 25, 2002, from Katrina C. Fox Wernick and husband, Jeff Wernick, of record in Instrument No. 200206260076793. Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2006, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of Burton Hills, Village of Ashlawn,, a Condominium by Master Deed, attached as Exhibit "B" of record in Plat Book 7076, page 696, Register's Office of Davidson County Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions of Burton Hills of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 536, and book 6911, page 120, Register's Office of Davidson County Tennessee.
4. Terms and limitations imposed by the Tennessee Horizontal Property Act, T.C.A. Sections 66-27-101, *et seq.*
5. Conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office of Davidson County Tennessee.
6. By-Laws of the Council of Co-Owners, Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, page 763, Register's Office of Davidson County, Tennessee.
7. Charter of Burton Hills Homeowner's Association, Inc., of record in Book 6517, page 505, as amended in Book 6921, page 216, Register's Office of Davidson County, Tennessee.
8. Charter of Burton Hills, Village of Ashlawn Council, Inc., of record in Book 7154, page 239, Register's Office of Davidson County Tennessee.
9. Utility Easement of record in Book 3702, page 260, Book 3702, page 491, Register's Office of Davidson County Tennessee.
10. Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7275, page 826, Register's Office of Davidson County Tennessee.

This is improved property known as: 207 Ashlawn Court, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 21st day of April, 2006.

Mary Denson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Mary Denson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 21st day of April, 2006.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009