Davidson County DEEDWARR
Recvd: 07/05/06 11:02 2 pgs
Fees:13.00 Taxes:414.40

20060705-0080012

WARRANTY DEED

ET-06-0403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Grant, Jr.	Wells Fargo Bank, N.A.	
168 Burning Tree Drive (ADDRESS)	(NAME) 7445 New Technology Way (ADDRESS)	96-13-81.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Frederick, MD 21703-0000 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALINE R. HAMILTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT E. GRANT, JR.,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*a single person

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 106 ON THE PLAN OF TWIN LAWN SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.□□SAID LOT NO. 106 FRONTS 80 FEET ON THE NORTHERLY SIDE OF BRANWOOD DRIVE AND RUNS BACK BETWEEN LINES 144.7 FEET ON THE WESTERLY SIDE LINE AND 148 FEET ON THE EASTERLY SIDE LINE TO A LINE AT THE REAR MEASURING 80.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MELVIN E. HAMILTON AND WIFE, ALINE R. HAMILTON BY DEED FROM GEORGE H. WILLIAMS AND WIFE, SHERRIE G. WILLIAMS, RECORDED ON THE 24TH DAY OF MAY, 1978 IN DEED BOOK 5289, PAGE 311, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Melvin E. Hamilton having predeceased Aline R. Hamilton.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF TWIN LAWN, as recorded in Plat Book 2331, Page(s) 9, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 2806 Branwood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of June, 2006.

Aline R. Hamilton
Aline R. Hamilton

STATE OF Tennessee

COUNTY OF Davidson

On this the 23rd day of June, 2006, before me personally appeared Aline R. Hamilton, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of June, 2006.

Notary Public

My Commission Expires: 09-16-07

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520