Return to: First Title and Escrow Company, Inc.
File Number 25593 Box9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 14:13 2 pgs
Fees:13.00 Taxes:640.10
20060707-0081912

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$173,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2006.

Notary Public

My commission expires:
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles T. Switzer **Roxanne Switzer**	Chase Home Finance	**16413014300**
6025 Monroe Crossing	1040 Oliver Road	
Antioch, Tn 37013	Monroe, LA 71201	

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

Michael B. Hamilton and wife, Shelley N. Hamilton

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

Charles T. Switzer and Roxanne Switzer, married

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. 133 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, as of record in Book 9700, page 545, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael B. Hamilton and wife Shelley N. Hamilton by deed from Beazer Homes Corp, d/b/a Phillips Builders dated 4/23/99 and recorded in Book 11448, page 383, Register's Office for Davidson County, Tennessee.

See Notary Certificate of Correction recorded as Instrument No. _____, said Register's Office.

This is improved (__x__) Unimproved (____) property, known as **6025 Monroe Crossing, Antioch, Tn 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 **3rd** day of **July, 2006.**

Michael B. Hamilton

Shelley N. Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Michael B. Hamilton and wife, Shelley N. Hamilton,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **July, 2006.**

Notary Public

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
JAN 12, 2010