WARRANTY DEED

G-VRE-06-3904

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2006.

Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Hamilton	Churchill Mtg. Corp. (NAME)	
3904 Ivy Drive (ADDRESS)	7610 Old Hickory Blvd. (ADDRESS)	73-1-227
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 BRIAN E. WILLER AND WIFE, DENISE ANN WILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM HAMILTON AND WIFE, ANNA HAMILTON, 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:

BEING LOT NO. 68 ON THE MAP OF SECTIONS THREE AND FOUR, MOSS ROSE HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BRIAN E. WILLER TO BRIAN E. WILLER AND WIFE, DENISE ANN WILLER AS RECORDED ON THE 29TH DAY OF JANUARY, 2004 IN INSTRUMENT NO. 20040129-0011295 AND WARRANTY DEED FROM DOUGLAS B. MARTIN AND WIFE, PATTI B. MARTIN TO BRIAN E. WILLER, UNMARRIED, RECORDED APRIL 4, 2003 IN INSTRUMENT NO. 20030404-0044595, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3904 Ivy Drive, Nashville, Tennessee 37216
(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 25th day of July, 2006.

Brian E. Willer

Denise Ann Willer

Davidson County DEEDWARR
Recvd: 07/27/06 09:38 2 pgs
Fees:13.00 Taxes:693.75

20060727-0090719

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian E. Willer and Denise Ann Willer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903