THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26007-10-2006** **Record & Return To:** **Advantage Title** **3735 North Mt. Juliet Road, Suite 202** **Nashville, TN 37122**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. James R. Hamilton Affiant Subscribed and sworn to before me this 1st day of December, 2006. Notary Public My Commission Expires:

RETURN TO:
#12455

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael W. and Linda Gail Mackie 2424 Bear Road Nashville, TN 37215	new owner	Map No.117.10-0 Parcel No. 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Hamilton, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael W. Mackie and wife, Linda Gail Mackie** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2424 Bear Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of December, 2006.

James R. Hamilton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 1st day of December, 2006.

Notary Public

My Commission Expires:

My Commission Expires

Davidson County DEEDWARR
Recvd: 12/05/06 11:04 2 pgs
Fees:13.00 Taxes:2553.00

20061205-0149903

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 of Block 6 on the Plan of Woodmont Estates, of record in Book 974, page 29, Register's Office for said County.

Said Lot No. 2 fronts 200 feet on the north side of Bear Road, as measured around a curve, and extends back 209.2 feet on the west line and 235 feet on the east line, to a dead line in the rear on which it measures 205.5 feet.

Being the same property conveyed to James R. Hamilton and wife, Ruth E. Hamilton, by deed dated July 25, 1962 from Gordon Daniels and wife, Annabelle Sawyer Daniels, of record in Book 3429, page 123, Register's Office for Davidson County, Tennessee. Ruth E. Hamilton having died on March 15, 2006.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4243, page 909, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, page 29, Register's Office for Davidson County, Tennessee.