MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238-1620

Davidson County DEEDWARR
Recvd: 01/22/07 14:46 3 pgs
Fees:18.00 Taxes:571.65
20070122-0008829

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
John F. Sandella, et ux 625 Watsonwood Dr. Nashville, TN 37211	Countrywide Home Loans 801 Crescent Centre Dr. Ste. 510 Franklin TN 37067	**Map** 147-10-0 **Parcel No.** 130.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Deborah Ann Hamm Burnett, Jimmy Leon Hamm and Jerrold Lynn Hamm, heirs at law of Ann M. Hamm, deceased,** (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **John F. Sandella and wife, Jeanne M. Sandella** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Whispering Hills, Section II-A, as of record in Book 2331, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe L. Hamm and wife, Ann Benson Hamm by deed from Robert L. Stewart and wife, Peggy D. Stewart of record in Book 4852, page 627, Register's Office for Davidson County, Tennessee. Further conveyed to Ann M. Hamm by Decree of the First Circuit Court for Davidson County, Tennessee in the matter of Joe L. Hamm v. Ann M. Hamm, Docket No. 79830, of record in Book 5095, page 992, Register's Office for Davidson County, Tennessee. The said Ann M. Hamm, Ann Benson Hamm, Ann B. M. Hamm and Annie M. Hamm all being one and the same person. The said Ann M. Hamm having since died intestate, thereby vesting title in her sole heirs at law, Deborah Ann Hamm Burnett, Jimmy Leon Hamm and Jerrold Lynn Hamm. See Affidavits of Heirship of record as Instrument No. 20070122-0008700 and 20070122-0008701, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2007 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 19th day of January, 2007.

GRANTOR:

Deborah Ann Hamm Burnett

Jimmy Leon Hamm

Jerrold Lynn Hamm by Deborah Ann Hamm Burnett, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Deborah Ann Hamm Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of January, 2007.

My Commission Expires: 3-21-09

Notary Public

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jimmy Leon Hamm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of January, 2007.

My Commission Expires:
3-21-09

Notary Public

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Deborah Ann Hamm Burnett, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker, Jerrold Lynn Hamm and is authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 19th day of January, 2007.

My Commission Expires:
3-21-09

Notary Public

SHARI A. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $154,500.00.

AFFIANT

Subscribed and sworn to before me, this the 19th day of January, 2007.

NOTARY PUBLIC

My Commission Expires:
6-14-08

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires June 14, 2008