WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/07 11:01 2 pgs
Fees:13.00 Taxes:162.80
20070314-0031099

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Randy Tobitt	New Owner	Map 072
1508 Rosebank Ave.		Group 09-0
Nashville, TN 37206		Parcel 395.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Estate of Eunice Hamil

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Randy Tobitt, a married man,
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:

BEING Lot No. 51, on the Plan of Irvington, of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph W. Hamil and wife, Eunice R. Hamil by deed from Idora Bauman Thacker of record in Book 4415, Page 919, Register's Office for said County. The said Joseph W. Hamil having predeceased Eunice R. Hamil. The Grantor herein executes this instrument as Executrix of the Estate of Eunice Hamil (a/k/a Eunice R. Hamil) pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County,Tennessee. See also Probate File #06P-909 of record in Probate Court for Davidson County, Tennessee.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Book 843, page 60, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as Lot 51, Carolyn Avenue, Nashville, TN 37216

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, their heirs and assigns forever; and we do covenant with 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 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 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 hand this 8th day of March, 2007.

Estate of Eunice Hamil

Linda Hamil Whited Executrix
By: Linda Hamil Whited, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Hamil Whited, Executrix for the Estate of Eunice Hamil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Executrix of the Estate of Eunice Hamil and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 8th day of March, 2007

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0954