WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/07 13:33 2 pgs
Fees:13.00 Taxes:518.00
20070625-0075642

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of June 2007

Notary Public
My Commission expires: 11-14-2009
(Affix Seal)

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John Hickman	SAME	071-11-0-191.00
2412 Branch Street		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Hamilton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Hickman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the West half of Lot No. 40 on the plan of Trinity Heights, of record in Book 161, page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No 40 fronts 50 feet on Gatewood Avenue and extends back between parallel lines 150 feet each, to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Mark Hamilton, by deed from Bank of New York, as Trustee by IndyMac Bank, F.S.B., as Successor in interest to IndyMac, F.S.B., on March 5, 2004, of record in Instrument Number 20040614-0069838, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 38, Register's Office Davidson County, Tennessee.

This is improved property known as: **313 Gatewood Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 22, 2007.

Mark Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Hamilton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY