Return to:
REALTY TITLE & ESCROW CO. INC
5111 Maryland Way Suite 101
Brentwood TN 37027

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00 Affiant Subscribed and sworn to before me, this 6th DAY OF August, 2007. Notary Public MY COMMISSION EXPIRES: 11-22-2010 (AFFIX SEAL)
G-VRE-07-3904	

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
Kristi M. Hatchell	New Owner	
3904 Ivy Drive	(NAME)	
(ADDRESS)	(ADDRESS)	73-1-227
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(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 WILLIAM HAMILTON AND WIFE, ANNA HAMILTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTI M. HATCHELL, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, 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 TO WILLIAM HAMILTON AND WIFE, ANNA HAMILTON BY WARRANTY DEED FROM BRIAN E. WILLER AND WIFE, DENISE ANN WILLER RECORDED JULY 27, 2006 IN INSTRUMENT NO. 20060727-0090719, REGISTER'S OFFICE FOR 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 1836, PAGE 103, REGISTER'S OFFICE FOR DAVDISON 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.

Davidson County DEEDWARR
Recvd: 08/10/07 12:32 2 pgs
Fees:13.00 Taxes:825.10
20070810-0096006

Witness my/our hand(s) this 6th day of August, 2007.

William Hamilton

Anna Hamilton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Hamilton and Anna Hamilton, 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 6th day of August, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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