WARRANTY DEED

R-USB-07-2601B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/22/07 10:38 2 pgs
Fees:13.00 Taxes:828.80

20070822-0100384

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 (NAME)	MAP-PARCEL NUMBERS
Jonathan W. Hamilton	U.S. Bank National Association NA	
3703 Wimbledon Road (ADDRESS)	1550 American Blvd East, Ste 440 (ADDRESS)	117-3-B-129 CO &
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Bloomington, MN 55425 (CITY) (STATE) (ZIP)	117-3B-152 CO

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 DIANE D. MCNABB, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN W. HAMILTON AND HOLLY A. TUCKER, HUSBAND AND WIFE, 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 UNIT I-2 AND J-10, THE VILLAGER CONDOMINIUM APARTMENTS, REVISED, OF RECORD IN PLAT BOOK 5200, PAGE 201, AND AS ESTABLISHD BY MASTER DEED OF RECORD IN BOOK 5434, PAGE 665, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDWARD T. MCNABB BY QUITCLAIM DEED FROM DIANE D. MCNABB FILED FOR RECORD ON AUGUST 14, 2007, IN INSTRUMENT NUMBER 20070814-0097002 (UNIT I-2) AND INSTRUMENT NUMBER 20070814-0097003 (UNIT J-10), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THE SAID EDWARD T. MCNABB HAVING SINCE DIED ON FEBRUARY 28, 2007 APPOINTING DIANE DUPLANTIER MCNABB AS EXECUTRIX FOR HIS ESTATE BY LAST WILL AND TESTAMENT OF RECORD IN DOCKET NO. 07P-700, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.
DIANE D. MCNABB ALSO JOINS IN THIS INSTRUMENT AS THE HEIR TO THE ESTATE OF EDWARD T. MCNABB.

unimproved ( )
This is improved (X) property, known as 2601 Hillsboro Pike I-2 & J-10, Nashville, Tennessee 37212
(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.

Witness my/our hand(s) this 1st day of August, 2007.

Diane D. McNabb as Executrix and individually

STATE OF Tennessee
COUNTY OF Davidson Diane D. McNabb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~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 1st of August 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

State of Tennessee
County of Davidson

On this the 1st day August 2007, before me personally appeared Diane D. McNabb to me known and who upon oath, acknowledged herself to be the Executrix of The Estate of Edward T. McNabb, the within named bargainor,and as such Executrix executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 1st day of August 2007.

Notary Public

My Commission Expires: 7-24-10

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.