McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $68,900.00 Affiant Subscribed and sworn to before me, this 8th day of October, 2007. Notary Public Expiration of commission. 9/11/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/12/07 10:19 2 pgs
Fees:13.00 Taxes:254.93
20071012-0121369

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heather Burke	Mark Hamilton	**Map 81, Group 15, Parcel 366**
1731 Knowles Street	8326 Carriage Hills Drive	
Nashville, TN 37208	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Mark Hamilton ~~XXXXXXXXXXX~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Burke

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:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 1 and the westerly 21 feet of lot No. 2 on the Plan of Bransford Realty Company's Subdivision of part of the Corlew Property, of record in Book 421, page 78 Register's Office for Davidson County, Tennessee. Said parts of Lots Nos. 1 and 2 front together 46 feet on the southerly side of Thompson Street, now known as Knowles Street and runs back between parallel lines 162 feet, more or less, to an alley. The tax assessor shows the lot size as 46 feet by 162 feet and has no record of the taking by the Metropolitan Government of Davidson County, Tennessee for the right of way of Dr. DB Todd, Jr. Boulevard. The size of Lot No. 1 decreased by 9 feet from the previous deed of record.

Being the same property conveyed to Mark Hamilton, by Executor's Deed, from Everett M. Drake, Executor of the Estate of Bernice S. Dawson, deceased, of record in Instrument No. 20051202-0144736, Dated November 30, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 78, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 1731 Knowles Street, Nashville, TN 37208.

This property has been used for investment purposes only and has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 8th day of October, 2007.

Mark Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Mark Hamilton, the within named sellers, with whom I am personally acquainted (or proved to me their identity 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, at office, this 8th day of October, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07730-CD**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027