BOX 13
#_13783___

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2007.

Notary Public
My commission expires: 7-25-09

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

Davidson County DEEDWARR
Recvd: 10/12/07 14:03 2 pgs
Fees:13.00 Taxes:166.50
20071012-0121603

03-0709-34975

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Hamilton		133-01-0-114.00
416 Patterson Street	2137 Brookwood Ln.	
Nashville TN 37211	Murfreesboro, TN 37129	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph F. Sweeney, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Hamilton, unmarried and Sandra L. Troutman, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, being part of Block "A" on the Map of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for said County, described accordingly to a survey by John H. Wright, Surveyor No. 1014, dated October 21, 1988, as follows:

Said part of Block "A" fronts 65 feet on the northerly margin of Patterson Street and runs back 189 feet on the westerly line and 189 feet on the easterly line (189 feet per old deed, 196 feet scaled) to a dead line in the rear, on which it measures 55 feet thereon.

Being the same property conveyed to Joseph F. Sweeney, Jr. by deed from Lisa C. Goodall, now Lisa Clark Beeler and husband, Randy Beeler, dated 05/15/95, recorded 05/18/95, of record in Book 9675, Page 867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 416 Patterson Street, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of October, 2007.

Joseph F. Sweeney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph F. Sweeney, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of October, 2007.

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large



My Commission expires: ~~02/22/09~~ 7/24/2010