(1)

WARRANTY DEED Davidson County DEEDWARR Recvd: 01/02/08 14:00 2 pgs Fees:13.00 Taxes:314.50 20080102-0000340	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $85,000.00 Kristie D Hamilton Affiant Subscribed and Sworn to me, this 28th day of December, 2007. Notary Public My commission expires: 4/22/09

LARRY WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Kristie D. Hamilton 71 Glenrose Avenue Nashville, TN 37210	Countrywide Mortgage dba Commerce Union Mortgage 30 Burton Hills Blvd #175 Nashville, TN 37215	MAP & PARCEL 11902018600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Betty Jo Gerald and Ester Marie Mattie, devisees under the Will of Mary Mai Cox, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Kristie D. Hamilton**,* hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Sterling Heights, Section 5, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot 166 fronts 100 feet on the southerly side of Glenrose Avenue and runs back between lines, 265 feet on the westerly line and 242.6 feet on the easterly line, to a dead line, measuring 110 feet thereon.

Being the same property conveyed to Jesse J. Cox and wife, Mary Mai Cox by deed from LeRoy Preston and wife, Lou Ella Preston of record in Book 2158, page 623, Register's Office for Davidson County, Tennessee. The said Jesse J. Cox having predeceased his wife, Mary Mai Cox and Mary Mai Cox having since died and Betty Jo Gerald and Ester Marie Mattie (formerly Ester Marie Jones) being the devisees under the Will of Mary Mai Cox of record in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 07P1869.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1835, Page 37, said Register's Office.

This is (x) improved ( ) unimproved property known as 71 Glenrose Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 28th day of December, 2007.

Betty Jo Gerald

Betty Jo Gerald

Ester Marie Mattie

Ester Marie Mattie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Betty Jo Gerald and Ester Marie Mattie** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2007.

Phyllis Keenan
Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY