Davidson County DEEDWARR
Recvd: 04/23/08 09:10 2 pgs
Fees:13.00 Taxes:1073.00
20080423-0041327

Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $290,000.00

AFFIANT

Subscribed and sworn to before me, this 17 day of April, 2008.

NOTARY PUBLIC

My Commission Expires: COMMISSION EXPIRES 01/03/2011

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as Follows:

Ralph F. Hamilton
141 Harris Street
Madison, TN 37115

Send Tax Bills To:

Ralph F. Hamilton
1790 Wilkes Lane
Spring Hill, TN 37174

Map-Parcel Number:

43-13-0-249.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

TKR Properties, a Tennessee general partnership ("Grantor") does hereby bargain, sell, transfer and convey unto **Ralph F. Hamilton** ("Grantee") his heirs and assigns, all of its right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 72 and 73 in the Madison Realty Company's Subdivision, as shown of record in Book 547, page 164, in the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 72 and 73 adjoin and front together 100 feet on the northerly side of Harris Avenue. The eastern line runs from the front 107 feet back to a dead line. The western line runs from the front 112 feet back to said dead line. The said rear dead line is 100 feet.

Being the same property conveyed to TKR Properties, a general partnership, by Quitclaim Deed of record in Instrument No.20040825-0102923, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **Ralph F. Hamilton**, his heirs and assigns, forever.

AND **TKR Properties** does hereby covenant with **Ralph F. Hamilton**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **TKR Properties** does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to **Ralph F. Hamilton**, his heirs and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 141 Harris Street, Madison, TN 37115

IN WITNESS WHEREOF, this Warranty Deed has been executed this 17 day of April, 2008.

TKR Properties, a Tennessee general partnership

By: _____
Terry Keller Swartz, partner

By: _____
Donald R. Swartz, partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry Keller Swartz, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Partner of TKR Properties, the bargainor, a Tennessee general partnership, and that she as such Partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of TKR Properties by herself as such Partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 17th day of April, 2008.

_____
NOTARY PUBLIC

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

My Commission Expires: 3.20.2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Swartz, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Partner of TKR Properties, the bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of TKR Properties by himself as such Partner.

WITNESS my hand and official seal at Nashville, Tennessee, on this 17th day of April, 2008.

_____
NOTARY PUBLIC

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

My Commission Expires: 3.20.2010

Permitted Encumbrances

1. County Taxes for 2007 have been paid in full. County Taxes for 2008 have been pro-rated and shall be paid by Grantee when due in October of 2008. All subsequent years a lien not yet due and payable.

2. Plan of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.