Davidson County DEEDWARR
Recvd: 11/10/08 10:40 3 pgs
Fees:18.00 Taxes:407.00

20081110-0111268

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 3 day of NOVEMBER, 2008, by and between ROSEMARY WILLIAMS, CO-EXECUTOR OF THE ESTATE OF RETA HAMILTON, DECEASED, hereinafter called Grantor, and DAVID CHESLEY HITE III, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROSEMARY WILLIAMS, CO-EXECUTOR OF THE ESTATE OF RETA HAMILTON, DECEASED, as Grantor, does hereby bargain, sell, transfer and convey unto DAVID CHESLEY HITE III, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4161 BLUEBERRY HILL ROAD, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds the Estate of Reta Hamilton, its successors, heirs and assigns and representatives, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Rosemary Williams Co-Executor

ROSEMARY WILLIAMS, CO-EXECUTOR OF THE ESTATE OF RETA HAMILTON, DECEASED
Signature of Seller

KOLBY A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. AUG. 08, 2012

Kolby Greer

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, a Notary Public of said County and State, ROSEMARY WILLIAMS, CO-EXECUTOR OF THE ESTATE OF RETA HAMILTON, DECEASED, the within named bargainor(s), 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, at Memphis **, Tennessee, on this the** 3 **day of NOVEMBER, 2008.**

KOLBY A. GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY COMM. EXP. AUG. 20, 2010

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

DAVID CHESLEY HITE III

3032 CASTLE ROAD
FALLS CHURCH, VA 22044

Property Address:

4161 BLUEBERRY HILL ROAD, NASHVILLE, TN 37218

Person Responsible for Taxes:

MetLife Home Loans
1555 W. Walnut Hill Ln.
Irving, TX 75038

Map & Parcel #: MAP 38, PARCEL 129.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Williamson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$110000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3RD day of **NOVEMBER, 2008.**

Notary Public

My Commission Expires: 3-20-10

~~RETURN TO:~~

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8205J

RETURN TO:

Homeland TITLE
1896 General George Patton Drive
Suite 200
Franklin, TN 37067

EXHIBIT 'A'

Land in the 13th Civil District of Davidson County and beginning at an iron pin in the southwesterly margin of Blue Berry Hill Road, said point being 287 feet northwesterly from the Paul Rossell Northwest corner; thence with said margin northwestwardly 390 feet to Swafford's (Book 4499, page 306) northwest corner; thence with Swafford's boundary S-41 degrees West 602 feet to an iron pin; thence South-11 degrees East 427 feet to an iron pin in the northerly margin of an Old Road; thence N-44 degrees 30' East, 800 feet, more or less to the point of beginning and containing 6.0 acres.

Being the same property conveyed to Edward Lee Cotham and wife, Reta Hamilton Cotham, by warranty Deed from Henry Steinmuss and wife, Betty Peters Steinmuss, of record in Book 4717, page 728, Register's Office for Davidson County, Tennessee, the said Edward Lee Cotham having since conveyed all of his right, title and interest in and to said property unto Reta Hamilton pursuant to a Final Decree of Divorce dated November 15, 1983, Docket No. 83D-2782, by Quitclaim Deed of record in Book 6359, page 165, said Register's Office. Reta Hamilton remarried Eddie L. Bell and Eddie L. Bell subsequently died. Reta Hamilton, a/k/a Reta J. Hamilton, died unmarried and testate on June 14, 2008, and by her Last Will and Testament filed on August 13, 2008 in the Circuit Court of Davidson County, Tennessee, to Docket No. 08P-1238, the herein property became part of her estate and Rosemary Williams, Co-Executor, the Grantor herein, was given the power to sell said property for the estate.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 38, PARCEL 129.00).

2. Right of Way Deed of record in Book 2544, page 415, Register's Office for DAVIDSON County, Tennessee.

3. The herein described property is being sold 'as is' with no warranty of fitness whatsoever.