This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20090054800 DEEDWARR
Recvd: 08/11/09 12:23 3 pgs
Fees:18.00 Taxes:349.65
20090811-0075536

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Marnique L. Riley
621 N. 9th Street
Nashville, TN 37206

SEND TAX BILLS TO:
Franklin American Mortgage
501 Corporate Centre Drive
Franklin, TN 37067

Map &Parcel No. 82.08-0-158.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Darlene Carothers Hamilton** hereinafter called the **Grantor**, does hereby convey unto **Marnique L. Riley, a single woman** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

A tract or parcel of land in Davidson County, Tennessee, being described as being Lot No. 163 of F.O. Beasley's McFerrin Addition, as of record in Book 57, Page 136, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said Lot No. 163 fronts 50 feet on the easterly side of North Ninth Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Darlene Carothers Hamilton on October 30, 1998 by Quitclaim Deed reserving a Life Estate unto Clara McAdams Carothers, of record in Book 11180, Page 498, Register's Office for said County. The said Clara McAdams Carothers has since passed away, leaving title to solely vest in Darlene Carothers Hamilton.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This is improved property known as:

621 North 9th Street, Nashville, TN 37206

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of August, 2009.

Darlene Carothers Hamilton

Darlene Carothers Hamilton

STATE OF California
County of SACRAMENTO

BEFORE ME, the undersigned authority, on this day personally appeared Darlene Carothers Hamilton known to me to be the persons whose names ~~are~~ is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that ~~they~~ she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be ~~their~~ her free act and deed. RMH

SUBSCRIBED AND SWORN TO BEFORE ME this 3rd day of August, 2009.

Randall M. Hammond

Notary Public in and for the
State of California

My Commission Expires: SEPTEMBER 13, 2011

RANDALL M. HAMMOND
COMM. # 1761689
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES SEPT. 13, 2011

STATE OF Tennessee
COUNTY OF Rutherford

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~$96,900.00~~ 94,500.00

Affiant

Sworn and subscribed before me on 7/29/09.

Notary Public

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY