 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $84,500.00 Affiant Subscribed and sworn to before me, this 7th day of October, 2009. Notary Public My commission expires: 11/22/10

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090068967 DEEDWARR
Recvd: 10/08/09 14:52 2 pgs
Fees:13.00 Taxes:312.65
20091008-0093950

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gary C. ~~Nelms~~ Nelms	New Owner	**Map 133, Group 120, Parcel 40.00**
416 Benita Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mark S. Hamilton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gary C. ~~Nelms~~ Nelms, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 102 on the plan of Windsor Park, of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roy C. Forkum, married and Mark S. Hamilton, married, by Cash Deed for Tennessee, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C, of record in Instrument No. 20090220-0014876, Dated February 13, 2009. Roy C. Forkum, a married man, conveyed his interest in said property by Quitclaim Deed, to Mark S. Hamilton, a married man, of record in Instrument No. 20090220-0014877, Dated February 13, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, page 64, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3792, page 445, amended in Book 3816, page 784, Register's Office for DAVIDSON County, Tennessee.
Avigation Easement of record in Book 8965, page 623, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 416 Benita Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 7th day of October, 2009.

Mark S. Hamilton by: J. Carlton Drumwright, Attorney-in-Fact
Mark S. Hamilton
By: J. Carlton Drumwright, Attorney-in-Fact

*This property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Mark Hamilton for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Mark Hamilton and is authorized by Mark Hamilton to execute this instrument on his/her behalf.

Witness my hand, at office, this 7th day of October, 2009.

Patricia A Greer
Notary Public

My Commission Expires: 1/7/2013



File #: **09030-CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027