THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29253-12-2009** **Record & Return To:** **Sidwell & Barrett** **5107 Maryland Way** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $612,200.00. Affiant Subscribed and sworn to before me this 21st day of December, 2009. Notary Public My Commission Expires: 5/24/2013

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

WARRANTY DEED

Address New Owner: Christopher M. McCall 6444 Worchester Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 15700007900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert A. Hamilton and wife, Sheri Y. Hamilton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Michael McCall and Rachel Malpass McCall, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6444 Worchester Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of December, 2009.

Robert A. Hamilton

Sheri Y. Hamilton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert A. Hamilton and Sheri Y. Hamilton**, 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, at office, this 21st day of December, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20100000556 DEEDWARR
Recvd: 01/05/10 11:13 2 pgs
Fees:13.00 Taxes:2265.14

20100105-0000749

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section One, Devonshire Manor, as of record in Plat Book 5200, Pages 122 and 123, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert A. Hamilton and wife, Sheri Y. Hamilton by deed dated 4/27/2001 from Robert A. Gordon and wife, Julie S. Gordon of record in Instrument No. 20010430-0043325, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of Devonshire Manor Homeowners Association, Inc. of record in Book 7584, Page 337, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7790, Page 420, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, Pages 122 and 123, Register's Office for Davidson County, Tennessee.