THIS DOCUMENT PREPARED BY:
Talbott Title & Escrow, LLC
5764 Old Hickory Boulevard, Ste. B
Hermitage, TN 37076
Telephone: 615.724.5277
File No. 10-2607

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BILL GARRETT, Davidson County
Trans:T20100020128 DEEDWARR
Recvd: 04/06/10 14:28 2 pgs
Fees:13.00 Taxes:488.40
20100406-0025782

Property Address: 2305 Sweetwood Road, Nashville, TN 37214

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steve Hamilton and James E. Hamilton, all the heirs at law of Aline R. Hamilton, deceased**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Ralph L. Honeycutt and Betty J. Honeycutt, Husband and Wife,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being all of Lot No. 135 on the plan of Merry Oaks, of record in Plat Book 1835, Page 67 and 68, Register's office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 135 fronts 80 feet on the southerly side of Sweetwood Road and runs back 237.5 feet on the westerly line and 231 feet on the easterly line, to a dead line in the rear, measuring 80.5 feet thereon.

Being the same property conveyed to Melvin E. Hamilton and wife, Aline R. Hamilton, by Warranty Deed dated March 25, 1992 from Eva Milom, unmarried and filed of record in Book 8700, Page 784, Register's Office for Davidson County, Tennessee. The said Melvin E. Hamilton having died June 3, 2005, and Aline R. Hamilton having died intestate, on March 26, 2009, the property to devised to Steve Hamilton and Jim Hamilton, all the heirs at law of the decedent, see affidavit of heirship of record in Instrument No. 20100406-0025781, said Register's Office.

This is improved property also known as 2305 Sweetwood Road, Nashville, TN 37214.

This property is subject to: Subject to any and all matters on plan of record in Plat Book 1835, Pages 67 and 68; all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [x] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 31st day of March 2010.

_____{Seal}
Steve Hamilton

_____{Seal}
James E. Hamilton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of March 2010, before me the undersigned officer, personally appeared Steve Hamilton and James E. Hamilton, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that ~~they, executed~~ same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

My Commission Expires November 22, 2010

_____
Notary Public

My Commission expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $132,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of March 2010.

Marie Collins
Notary Public

MY COMMISSION EXPIRES: 12-3-11

(AFFIX SEAL)

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SEND TAX STATEMENTS TO:

Same

Address of New Owner:

2305 Sweetwood Rd
Nashville TN 37214

Map & Parcel 95-03-0-066.00