WARRANTY DEED

R-KW-10-1923

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey A. Hamilton	Bank of America	
1923 Berkshire Drive	(NAME) 4317-3 Charlestown Road	
(ADDRESS) Nashville, TN 37216	(ADDRESS) New Albany, IN 47150	72-12-306.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES W. PHARRIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STACEY A. HAMILTON , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 61, BURCHWOOD GARDENS, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 66, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES W. PHARRIS BY EXECUTOR'S QUITCLAIM DEED FROM JAMES W. PHARRIS, EXECUTOR OF THE ESTATE OF MARGARET SCOTT PHARRIS, RECORDED ON THE 1ST DAY OF DECEMBER, 2008, IN INSTRUMENT NO. 20081201-0116220, CORRECTED IN INSTRUMENT NO. 20090107-0001728, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 2900, PAGE 66; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1923 Berkshire Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100048619 DEEDWARR
Recvd: 08/06/10 10:34 2 pgs
Fees:13.00 Taxes:395.90
20100806-0062047

Witness my/our hand(s) this 26th day of July, 2010.

James W. Pharris

James W. Pharris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Pharris, the within named bargainor, 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 and official seal, this the 26th day of July, 2010.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903