This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5633 PAGE 208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven A. Neuwirth	First Tennessee Bank N. A. Memphis	136-15-39
(NAME)	(NAME)	
2905 Nautilus Drive	P: O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,
cash in hand paid by Steven A. Neuwirth and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Loyd B. Hamby and wife, Donna G. Hamby

have this day bargained and sold, and do hereby transfer and convey unto the said Steven A. Neuwirth

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Harbour Town Village, Section Two, of record in Plan Book 4675, page 146, Register's Office for said County.
Said Lot No. 14 fronts 90.0 feet on the southerly margin of Nautilus Drive and extends back 178.94 feet on the easterly line and 180.55 feet on the westerly line to a dead line in the rear, measuring 90.02 feet thereon.

Being the same property conveyed to Loyd B. Hamby and wife, Donna G. Hamby by deed from Colonial Homes, a partnership, of record in Book 5012, page 674, and re-recorded in Book 5016, page 277, Register's Office for said County.

This conveyance is subject to the Plan of record in Book 4675, pages 146 and 147, Register's Office for said County, shows an Owner's Certificate, a 30-foot minimum building setback line from Nautilus Drive, a 10-foot easement for public utility and drainage purposes and a 2.5 X 25-foot utility anchor easement; an easement for gas transmission line granted Columbia Gulf Transmission Company, 95 feet inside lot as measured from rear line, of record in Book 4675, page 147, said Register's Office, said easement being of record in Book 2292, page 54; and restrictive covenants of record in Book 4931, page 667, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater for this transfer is $ 68,100.00
Subscribed and sworn to before me, this the 1 day of AUG. 19 80
Affiant
My commission expires: 4.18.82 (Affix Seal)
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 2905 Nautilus Drive, Nashville, Tennessee 37217
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 1 *day of* AUGUST *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Loyd B. Hamby

Donna G. Hamby

BOOK 5633 PAGE 209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Loyd B. Hamby and wife, Donna G. Hamby, *the within named bargainorS, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 1 *day of* AUGUST, *19* 80.

Nancy L. Kota *Notary Public*

Commission expires 4-18-82

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 338555
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Loyd B. Hamby and wife,
Donna G. Hamby

TO
Steven A. Neuwirth

G 0 0 8 2 4

IDENTIF. REFERENCE

AUG 5 10 37 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5633 PAGE 210

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

68100.00- CO
177.06 CO TX
.50 PRFEE
6.00 WDEED
CHECK 183.56-
3678A08/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

600824

T
IDENTIF. REFERENCE

AUG 6 10 37 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771826