Box 23

4561c

File No: 8409-5

JUN 30 8 49 AM '89

Address New Owner:	Send Tax Bills To:	Map/Parcel
Craig Thomas Lewis etux	Same	Map 133-16
519 LEANNE DR.	Mortgagee	Par 135
NASHVILLE, TN 37211		5DU-10713

0429 06/30 0101 03DHEDK 174.47

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, KARL SHARPE HAMILTON, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said CRAIG THOMAS LEWIS and wife, LAN THI LEWIS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Kenilworth Estates, Section One, of record in Book 2900, pages 105 and 106, Register's Office for said County.

Said Lot No. 121 fronts 70.0 feet on the southerly line of Garry Drive and extends back between parallel lines 136.0 feet to a dead line.

Being the same property conveyed to Karl Sharpe Hamilton, by deed from Michael E. House and wife, Toni Lynn House, of record in Book 6354, page 394, Register's Office for Davidson County, Tennessee.

Deborah D. Hamilton, wife of Karl Sharpe Hamilton, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to her by virtue of her marriage to Karl Sharpe Hamilton, and (ii) waiving, renouncing and quitclaiming to grantee any dower, elective share, exemption rights or other rights which she may have or which are provided for by law in the premises hereby conveyed.

This property is conveyed subject to the Plan of record in Book 2900, pages 105 & 106, said Register's Office, restrictions of record in Book 3101, page 610, said Register's Office, deed of trust of record in Book 5372, page 354, said Register's Office and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5372, page 354, Register's Office for Davidson County, Tennessee.

This is improved property known as 289 Garry Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CRAIG THOMAS LEWIS AND WIFE, LAN THI LEWIS, their heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 on this 29TH day of June, 1989.

Deborah D Hamilton
DEBORAH D. HAMILTON

Karl Sharpe Hamilton
KARL SHARPE HAMILTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,919.84.

Craig Thomas Lewis
AFFIANT

Sworn to and subscribed before me this 29TH day of JUNE, 1989.

David Clary
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karl Sharpe Hamilton and wife, Deborah D. Hamilton, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

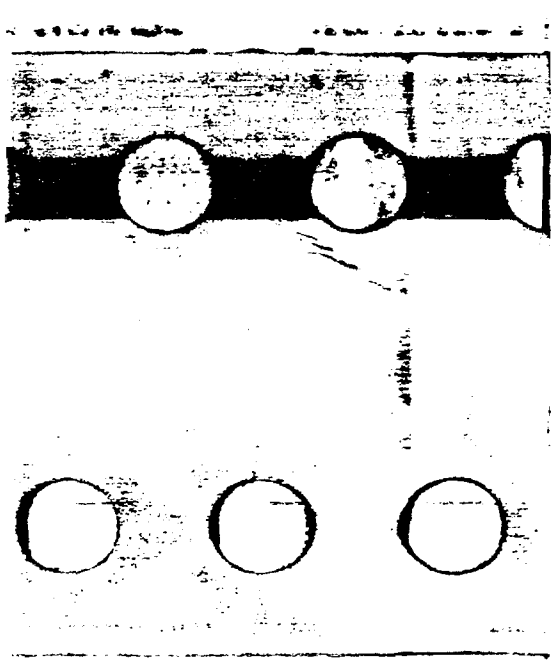
Witness my hand and official seal at Brentwood, Tennessee, this 29TH day of JUNE, 1989.

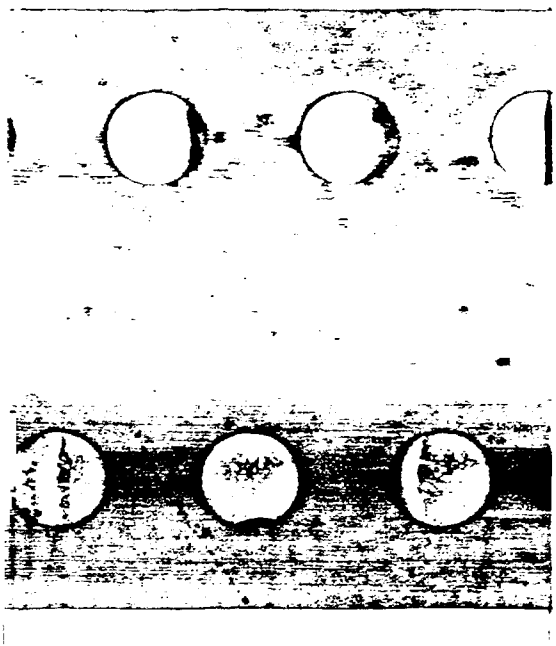
David Clary
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5/22/93.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7878 PAGE 140

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 50919.84
				CON TX 167.97
				PRFEE 0.50
				WDEED 6.00
				TOTAL 174.47
				CHECK 174.47

06/30/89 01 08:51 0001 0429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4561.3

IDENTIFICATION

JUN 30 8 49 AM '89

FELIX Z. WILSON
REGISTER

No. 224704