FILE BOX 40

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Scott D. Hamlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES: 5/22/93
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
MIGNON SMELSER
My Commission Expires May 22, 1993

BOOK 8100 PAGE 571

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Scott D. Hamlett (NAME)	First Republic Mortgage (NAME)	86-11-A
403 Raintree Place (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	68.00 CO
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	4D 89074

FOR AND CONSIDERATION OF THE SUM 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, WE, William P. Leake, Jr. and wife, Gerry S. Leake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott D. Hamlett and wife, Lisa N. Hamlett

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 2, Building No. 10 in Raintree Village, (a condominium), created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for said County, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, pages 36 through 38, to which plan reference is made for a more complete description. Garage No. 10-2-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to William P. Leake, Jr. and wife, Gerry S. Leake by deed from Jennie P. Coulter Davidson and husband, Richard Davidson of record in Book 5711, page 730, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4753, page 140, restrictions and covenants of record in Book 4743, page 258, Charter of Hermitage Woods Community Services Assn. of record in Book 4753, page 101, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 403 Raintree Place, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand S this 27th day of April, 19 90

William P. Leake, Jr.

Gerry S. Leake

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named William P. Leake, Jr. and wife, Gerry S. Leake

the bargainor S, 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 27th day of April 19 90

Commission expires 5/22/93

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 22, 1993

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

William P. Leake, Jr. and wife,

Gerry S. Leake

TO

Scott D. Hamlett and wife, Lisa N.

Hamlett

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

IDENTIFICATION REFERENCE

2.3316.

MAY 2 10 09 AM '90

DAVIDSON COUNTY, TN

3029 05/02 0101 03CHECK 155.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8100 PAGE 573

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
				CAMT 45000.00
				CON TX 148.50
				PRFEE 1.00
				MDEED 6.00
				TOTAL 155.50
				CHECK 155.50
05/02/90		01		10:05 0001 8029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23316

IDENTIFI REFERENCE

MAY 2 10 04 AM '90

DAVIDSON COUNTY, TN

No. 315524