9836 File Box 38

WARRANTY DEED

BOOK 8275 PAGE 867

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK S. HAMILTON (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	Map 162-5
291 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Ste 400 (STREET ADDRESS)	Parcel 115
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	F.B. #5DU2278

FOR AND IN 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, RONALD JONATHAN SIMMONS AND WIFE, JANE PENDERGRAPH SIMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK S. HAMILTON AND WIFE, DIANNE HAMILTON

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

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Section 1 Hickory Valley Subdivision, as of record in Plat Book 4175, page 75, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald Jonathan Simmons and wife, Jane Pendergraph Simmons by deed from William J. Mazzoli and wife, Margaret A. Mazzoli of record in Book 5433, page 666, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated an assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 4175, page 75, said Register's Office.

8 6 2 6 U

IDENTIF. REFERENCE

JAN 15 9 15 AM '91

FELIX A. ... CLERK
DAVIDSON COUNTY TENN.

5666 01/15 0101 03CHECK 249.55

unimproved ( )
This is improved (XX) property, known as 291 Townes Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of January, 19 91

RONALD JONATHAN SIMMONS

JANE PENDERGRAPH SIMMONS

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. RONALD JONATHAN SIMMONS AND WIFE, JANE PENDERGRAPH SIMMONS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11th day of January, 19 91.

My commission expires 3/27/93 Notary Public Catherine C. Hershey

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 19 91.

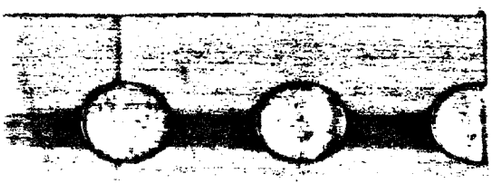
MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM RONALD JONATHAN SIMMONS AND WIFE, JANE PENDERGRAPH SIMMONS

TO MARK S. HAMILTON AND WIFE, DIANNE HAMILTON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8275 PAGE 869

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	73500.00
CON TX	242.55
PRFEE	1.00
WDEED	6.00
TOTAL	249.55
CHECK	249.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/15/91 01 09:14 0001 5666

86260

IDENTIF. 1 REFERENCE

JAN 15 9 15 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 389531