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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 15th DAY OF January, 1993

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig A. Hamilton (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 98-9-0-A
5509 Regatta Boulevard (ADDRESS)	P. O. Box 353 (ADDRESS)	PARCEL 3CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

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, Frank Batson Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig A. Hamilton and wife, Jennifer Dickenson Hamilton

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:

BEING Lot No. 102, on the plan of Lake Shore, Phase One, of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part ofthe same property conveyed to Frank Batson Homes, Inc. by deed from B & P Developments, Inc., of record in Book 8830, Page 460, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, Register's Office for said County.

8353

IDENTIFICATION REFERENCE

JAN 19 9 40 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 5509 Regatta Boulevard, 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 my hand this 15th day of January 19 93

Frank Batson Homes, Inc.
By: Frank C. Batson, Pres
Frank C. Batson, President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank C. Batson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Frank Batson Homes, Inc. the within named bargainor, and corporation, and that he as such President 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 Frank C. Batson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 15th day of January 19 93.

My commission expires March 25, 1995

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF ILL.

WARRANTY DEED

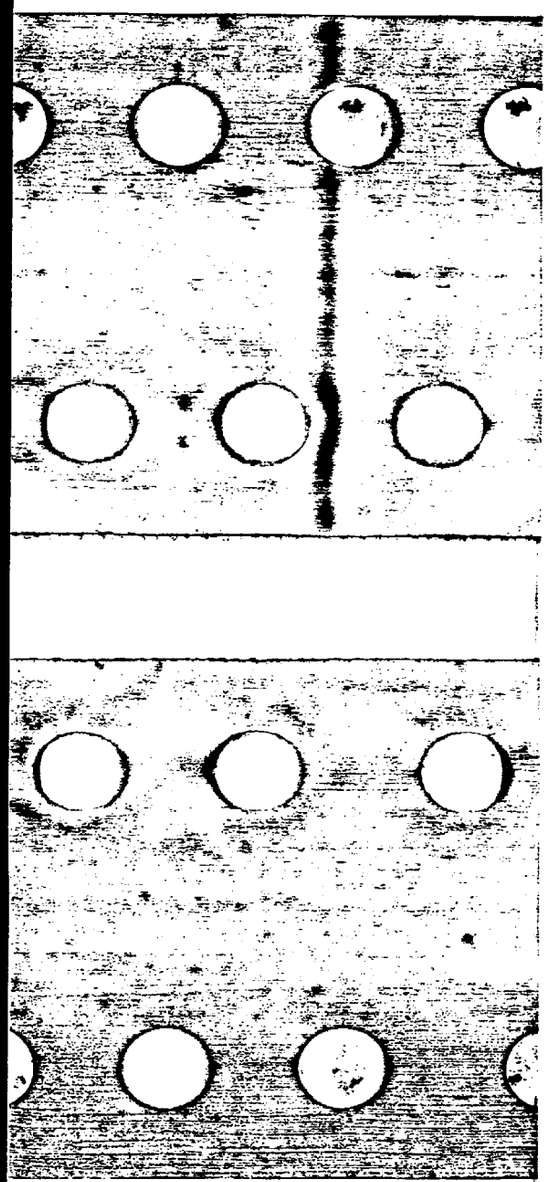
FROM
Frank Batson Homes, Inc.

TO
Craig A. Hamilton
Jennifer Dickenson Hamilton

RETURN TO:
METROPOLITIAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, Tennessee 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, Tennessee 37214

EB86 01/19 0101 03 CHECK
545.87



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

RECEIVED OF _____

FOR _____

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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
				145100.00
				CON TX 536.87
				PRFEE 1.00
				WDEED 8.00
				TOTAL 545.87
				CHECK 545.87
01/19/93	01			09:39 0001 6886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 5 3 3

IDENTIFI REFERENCE

JAN 19 9 40 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 611636