THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8948 PAGE 832

ADDRESS NEW OWNER:

JOE P. HAMILTON III AND
JOHN FRANCIS HAMILTON
464 Woodycrest Ave
Nashville, TN 37210

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 106-9
PARCEL 13

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

John C. Hamilton
AFFIANT

Subscribed and sworn to me, this the 27th day of APRIL, 1993.

Denise C. Allen
Notary Public
My commission expires: 5-11-96

MAIL ENV.

19721

REGISTER'S OFFICE REFERENCE

MAY 14 1 10 PM '93

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, RUBY N. RICH, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JOE P. HAMILTON III AND JOHN FRANCIS HAMILTON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 466 WOODYCREST AVENUE, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM 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 to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

JOHN T. RICH, husband of RUBY N. RICH, the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described in Exhibit "A" attached hereto, marital or otherwise.

WITNESS our hands this 27th day of APRIL, 1993.

Ruby N. Rich
RUBY N. RICH

John T. Rich
JOHN T. RICH

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY N. RICH ET VIR, JOHN T. RICH, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27th day of APRIL, 1993.

Denise C. Allis
notary public

My commission expires: 5-11-96

NOTARY PUBLIC STATE OF TENNESSEE

EXHIBIT 'A'

A certain lot or parcel of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Lots Nos. 7 and 8 on the map showing the subdivision of the lands of L.P. Hagan, deceased, as of record in Book 843, page 80, Register's Office for said County.

Said Lots Nos. 7 and 8 front together 100 feet on the northerly side of Kilvington Boulevard (now Woodycrest Avenue) and run back between parallel lines, 150 feet to an alley.

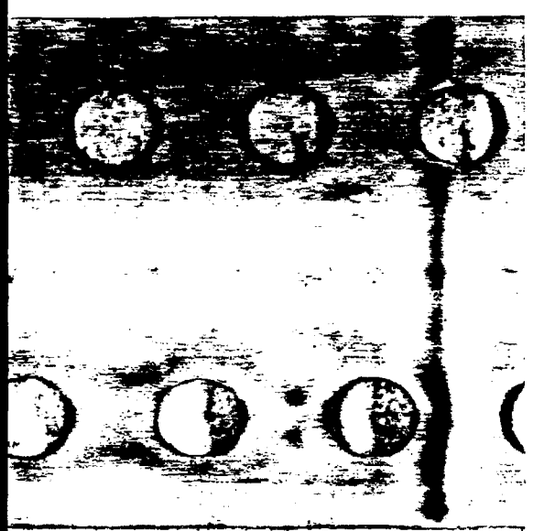
Being the same property conveyed to John T. Rich and James H. Rich, by Deed from George M. Johnson et al, of record in Book 2498, page 513, Register's Office for Davidson County, Tennessee. James H. Rich conveyed his interest in and to said property to John T. Rich, by Deed of record in Book 2799, page 456, Register's Office for Davidson County, Tennessee. John T. Rich conveyed all of his interest in and to said property through James H. Rich, Trustee, to Ruby N. Rich, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plan of the subdivision of the lands of L.P. Hagan, deceased, of record in Book 843, page 80, Register's Office for Davidson County, Tennessee.

3206 05/14 0101 03CHECK 956.50







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8948 PAGE 855

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 255000.00
CON TX 943.50
PRFEE 1.00
WDEED 12.00
TOTAL 956.50
CHECK 956.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9721

IDENTIFI REFERENCE

MAY 14 1 00 PM '93

DAVIDSON COUNTY, TN

No. 651286