PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 33658)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 85000.00

Shelby E. Walker
Affiant

Sworn and subscribed before me this
30th day of July, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Gerard P. Hamilton Sara P. Hamilton 8035 Regency Drive Nashville, TN 37221	Leader Federal Bank for Savings P. O. Box 2926 Memphis, TN 38101-2926	128-14-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James D. Nelson, Jr., Executor of the estate of Betty M. Nelson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gerard P. Hamilton and spouse, Sara P. Hamilton,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 34 on the plan of Resubdivision of Lots 33 and 34, Harpeth Park Sec. 3, of record in Book 4470, page 1, Register's Office for said County.

SAID Lot No. 34 fronts 74.0 feet on the northerly margin of Regency Drive and extends back 176.10 feet on the easterly line and 185.83 feet on the westerly line to a dead line in the rear, measuring 112.83 feet thereon.

BEING the same property conveyed to Betty M. Nelson by deed from Gary G. Suggs and wife, Phyllis M. Suggs of record in Book 4928, page 637, said Register's Office. Betty M. Nelson has since died. The will of Betty M. Nelson is of record in Book 184, page 808, Probate Court for said County, and the subject property is being conveyed by the executor of that estate pursuant to the powers enumerated therein.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 4232 Page 417 said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 8035 Regency Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 1993.

James D. Nelson Jr. Executor

James D. Nelson, Jr., Executor

State of Tennessee
County of Davidson

On this 30th day of July, 1993, before me the undersigned authority, personally appeared **James D. Nelson, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

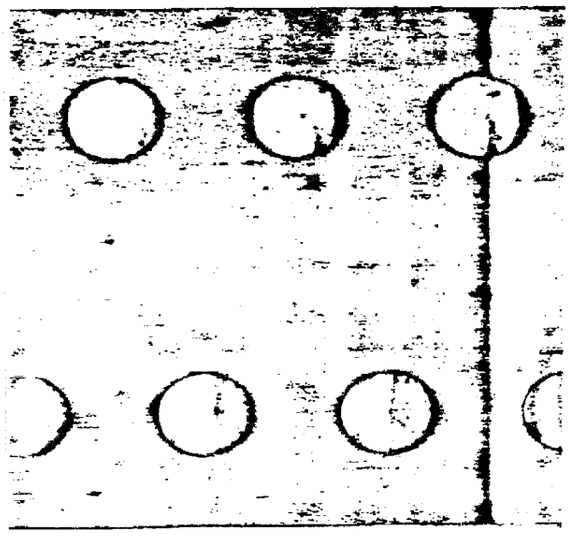
Notary Public

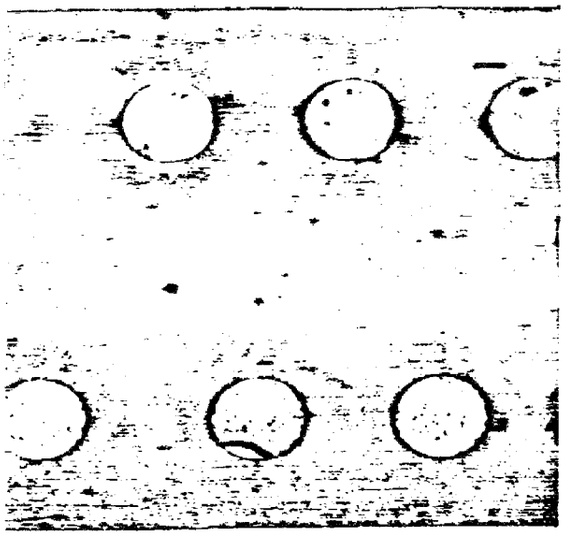
48813

93 AUG -5 AM 8:13

IDENTIFICATION REFERENCE

323.50





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

RECEIVED OF _____

FOR BOOK 9038 PAGE 197

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG 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 85000.00
				CON TX 314.50
				PRFEE 1.00
				MDEED 8.00
				TOTAL 323.50
				CHECK 323.50
			08/05/93 01	10:04 0001 6265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48813
IDENTIFICATION REFERENCE

93 AUG -5 AM 10:04

REGISTER
DAVIDSON COUNTY, TN.

No. 682646