This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
Stephen R. Bargatze and Carol L. Bargatze
105 Lynn Lee Drive
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
Robert Allen Hamilton et ux
1128 Emily Court
Goodlettsville, Tennessee 37072

MAP AND PARCEL:
Map 53
Group 16
Parcel 115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert Allen Hamilton and wife, Margaret Jean Hamilton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen R. Bargatze and wife, Carol L. Bargatze**, 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. 21 on the Plan of Polly Acres as of record in Book 3700, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 100 feet on the easterly margin of Lynn Lee Drive and runs back between parallel lines measuring 150 feet to a dead line in the rear measuring 100 feet thereon.

This is the same description as the prior deed of record.

Being the same property conveyed to Robert Allen Hamilton and wife, Margaret Jean Hamilton by deed from Donnie L. Hicks and wife, Lillian May Hicks, dated March 28, 1974, as of record in Book 4801, page 644, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Lynn Lee Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is also made subject to an easement for sanitary sewers and/or storm drainage, in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, evidenced by an instrument of record in Book 8860, page 472, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 3700, page 57, said Register's Office, including but not limited to a 40 foot minimum building setback line from Lynn Lee Drive.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen R. Bargatze and wife, Carol L. Bargatze, their heirs and assigns, forever; and we, Robert Allen Hamilton and wife, Margaret Jean Hamilton, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of November, 1993.

Robert Allen Hamilton

Robert Allen Hamilton

Margaret Jean Hamilton

Margaret Jean Hamilton

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert Allen Hamilton and wife, Margaret Jean Hamilton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of November, 1993.

Patricia M. Irwin

NOTARY PUBLIC

PATRICIA M. IRWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,500.00.

Carol L. Bargatze
AFFIANT

Subscribed and sworn to before me
this 30th day of November, 1993.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

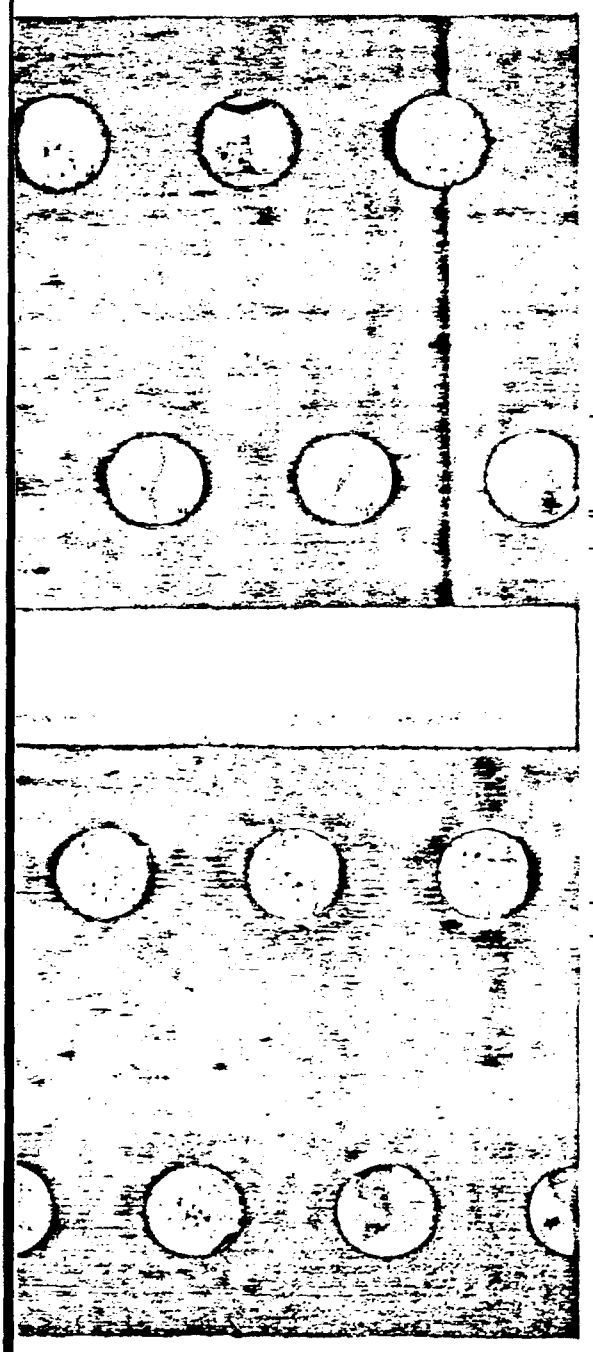
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE PATRICIA M. SWIN

93291
IDENTIF. & REFERENCE

93 DEC -6 AM 10: 19

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0241 12/06 0101 03CHECK 292.35



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	75500.00
			CON TX	279.35
			PRFEE	1.00
			WDEED	12.00
			TOTAL	292.35
			CHECK	292.35

12/06/93 01 10:19 0001 0241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93291
IDENTIF. & REFERENCE

93 DEC -6 AM 10:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.730296