THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard E. Hamilton, et ux 803 Nella Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 33-14 Parcel 87 Field Book 11D 42065

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WILLIAM R. BRANN and wife, JANICE F. BRANN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICHARD E. HAMILTON and wife, MARGIE T. SANTI-HAMILTON, hereinafter referred to as 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. 19 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for said County.

SAID Lot No. 19 fronts 110 feet on the south side of Nella Drive and runs back 327.3 feet on the west line and 412 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 137.7 feet.

BEING the same property conveyed to William R. Brann and wife, Janice F. Brann, by deed from Nick Orlich and wife, Dorothy H. Orlich, of record in Book 3931, page 38, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 803 Nella Drive, Goodlettsville, Davidson County, Tennessee 37072.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of Pleasant Hill, of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee.

3. Subject to an easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 7808, page 525, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 18th day of August, 1994.

"GRANTORS"

William R. Brann
WILLIAM R. BRANN

Janice F. Brann
JANICE F. BRANN

"GRANTEES"

Richard E. Hamilton
RICHARD E. HAMILTON

Margie T. Santi-Hamilton
MARGIE T. SANTI-HAMILTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. BRANN, JANICE F. BRANN, RICHARD E. HAMILTON and MARGIE T. SANTI-HAMILTON, 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 the 18th day of August, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

0010 08/22 0101 03CHECK 471.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Richard E. Hamilton
Affiant

Sworn to and subscribed before me on this the 18th day of August, 1994.

Patsy C. Davidson
NOTARY PUBLIC

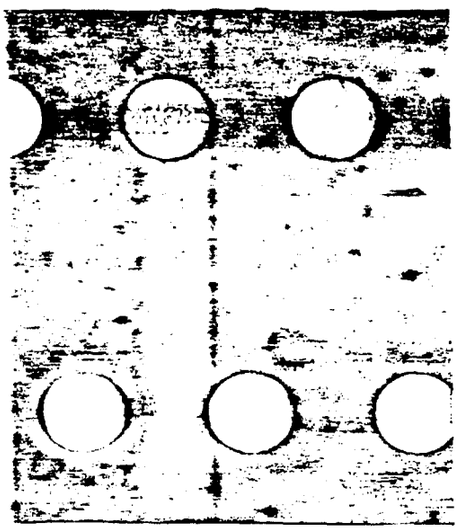
My Commission Expires: 12/6/97

83101

IDENTITY REFERENCE

94 AUG 22 AM 8:38

REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9442 PAGE 120

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	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
08/22/94	01		08:40 0001	0010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83101
IDENTIF. & REFERENCE

94 AUG 22 AM 8:38
REGISTER
DAVIDSON COUNTY, TN.

No. 826437