File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9606 PG 890

#12981

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM D. BRANDON	LEADER FEDERAL BANK FOR SAVINGS	114-14
(NAME)	(NAME)	
2156 Chickering Lane	P.O. Box 2926	22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101	FH 3230
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MICHAEL A. HAMILTON AND WIFE, NANCY L. HAMILTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM D. BRANDON AND WIFE, RHONDA H. BRANDON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Chickering Valley, as of record in Plat Book 2331, pages 121 thru 123, amended in Book 3314, Page 155, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael A. Hamilton and spouse, Nancy L. Hamilton by deed from James Rufus Shackleford, III and spouse, Margaret L. Shackleford of record in Book 9381, page 332, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2542, page 25; (3) Easements of record in Book 7860, page 183, Book 7925, page 383; and (4) All matters appearing on the Plan of record in Plat Book 2331, pages 121 thru 123, amended in Book 3314, page 155, said Register's Office.

5974 03/01 0101 03CHECK 1334.34

38035

IDENTIFICATION REFERENCE

95 MAR -1 AM 9:47

REGISTER
DAVIDSON CO. TN.

unimproved ( )
This is improved (XX) property, known as 2156 Chickering Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of February, 19 95

Michael A. Hamilton by Nancy L. Hamilton
MICHAEL A. HAMILTON
BY: NANCY L. HAMILTON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Nancy L. Hamilton
NANCY L. HAMILTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9606 PG 891

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY L. HAMILTON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of February, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY L. HAMILTON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said MICHAEL A. HAMILTON and is authorized by the said MICHAEL A. HAMILTON to execute this instrument on his behalf.

Witness my hand, at Office, this 23rd day of February, 1995.

My Commission Expires: 11/20/96

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 358,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 95.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

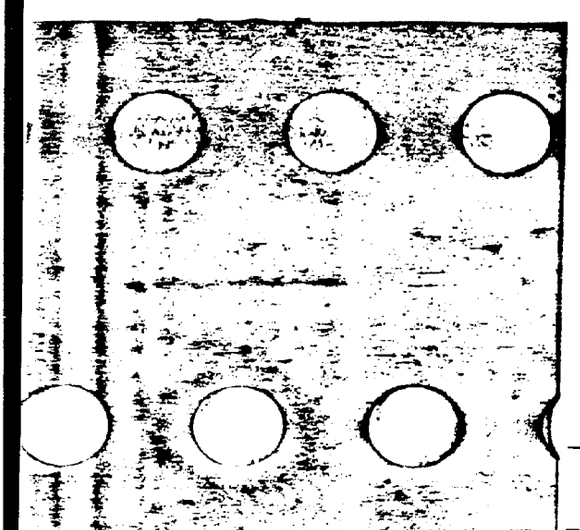
Notary Public

WARRANTY DEED

FROM: MICHAEL A. HAMILTON AND WIFE, NANCY L. HAMILTON

TO: WILLIAM D. BRANDON AND WIFE, RHONDA H. BRANDON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

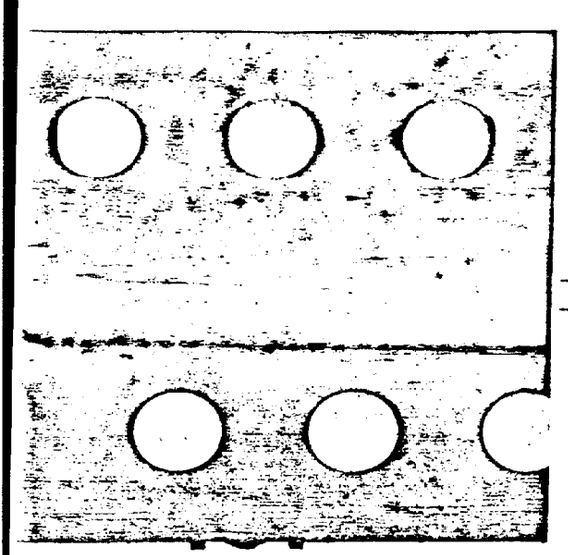
RECEIVED OF _____

FOR _____

BOOK 9606 PG 892

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 358200.00
CON TX 1325.34
PRFEE 1.00
WDEED 8.00
TOTAL 1334.34
CHECK 1334.34

03/01/95 01 09:48 0001 5974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38035
IDENTIF. # REFERENCE

95 MAR -1 AM 9:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 885633