File 12992
File Box 9B
First Title & Escrow

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9611 PG 148

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD J. SERKIN (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	Map 156-1
1012 Beech Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 630005 (STREET ADDRESS)	Parcel 2
Nashville (CITY) Tennessee (STATE) 37221 (P. O. ZIP)	Dallas (CITY), TX (STATE) 75263-0005 (ZIP)	F.B. 9D61736

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, JOHN E. HAMMOND, MARRIED, AND JAMES E. MEREDITH AND WIFE, MARLYN S. MEREDITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD J. SERKIN, unmarried

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. 811 on the Plan of Section Four-First Addition Harpeth Woods, as of record in Plat Book 5200, page 635, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Hammond, unmarried and James E. Meredith and wife, Marlyn S. Meredith by deed from Hugh M. Julian and Linda J. Julian Clark of record in Book 8120, page 355, 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 6097, page 560; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 635, said Register's Office.

Donna Hammond, spouse of John E. Hammond, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said John E. Hammond.

95 MAR -6 AM 8:10
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 39312

unimproved ( )
This is improved (XX) property, known as 1012 Beech Bend Drive, Nashville, Tennessee 37221

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 28th day of February, 19 95

JOHN E. HAMMOND

DONNA HAMMOND

JAMES E. MEREDITH
BY: John E. Hammond, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

MARLYN S. MEREDITH
BY John E. Hammond, Attorney-In-Fact by
Power of Attorney recorded simultaneously herewith

BOOK 9611 PG 149

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. HAMMOND AND WIFE, DONNA HAMMOND

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 28th day of February, 19 95.

My commission expires 7-27-96 Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John E. Hammond, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said James E. Meredith and Marlyn S. Meredith, and is authorized by the said James E. Meredith and Marlyn S. Meredith, to execute this instrument on their behalf.

Witness my hand, at Office, this 28th day of February, 1995.

Notary Public

My Commission Expires:

7-27-96

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 95.

MY COMMISSION EXPIRES: (AFFIX SEAL) Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

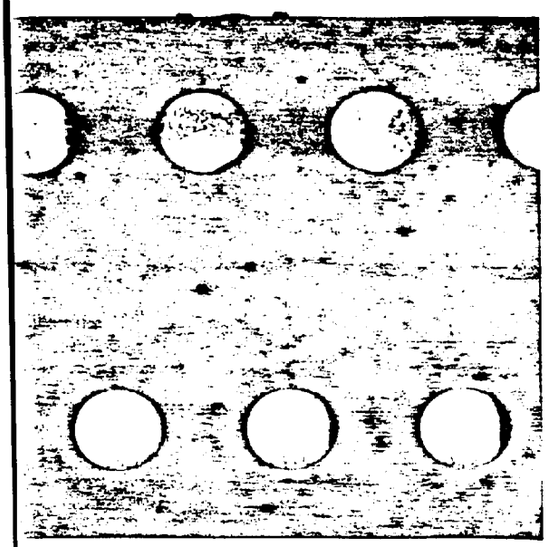
WARRANTY DEED

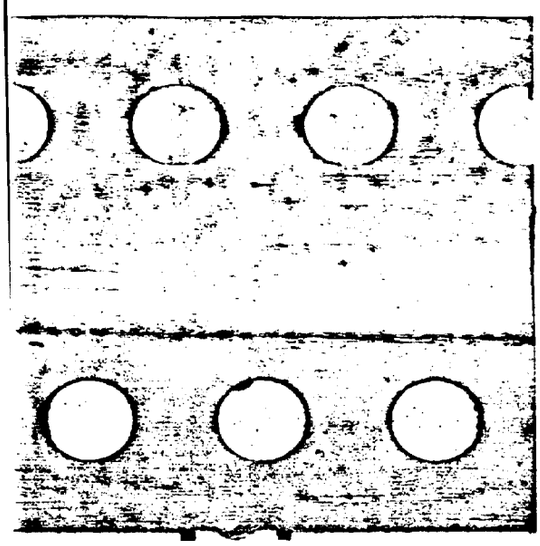
FROM JOHN E. HAMMOND AND JAMES E. MEREDITH AND WIFE, MARLYN S. MEREDITH

TO DONALD J. SERKIN

7332 03/06 0101 01 CHECK 342.00

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 9611 PG 150

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 90000.00	
			CON TX 333.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 342.00	
			CHECK 342.00	
03/06/95	01		08:11 0001 7332	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39312
IDENTIF. ↑ REFERENCE

95 MAR -6 AM 8:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886977