WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

BOOK 9631 PG 189

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the 24th day of March, 1995 by and between

JOHN E. HAMLIN and RUTH M. HAMLIN, HUSBAND AND WIFE,, and KATHY L. HAMPTON, AN UNMARRIED PERSON ,

hereinafter referred to as Grantor, and

ANITA S. STEWART, AN UNMARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 229 ON THE PLAN OF FORTLAND PARK, SECTION 2, ADDITION 1, AS OF RECORD IN BOOK 2854, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 229 FRONTS 80 FEET ON THE SOUTHEASTERLY SIDE OF BARCLAY DRIVE AND RUNS BACK BETWEEN LINES 180.2 FEET ON THE SOUTHWESTERLY SIDE AND 180.2 FEET ON THE NORTHEASTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80 FEET.
BEING ALL THE SAME PROPERTY CONVEYED TO JOHN E. HAMLIN AND WIFE, RUTH M. HAMLIN AND KATHY L. HAMPTON BY DEED FROM THOMAS W. HAMPTON AND WIFE, KATHY L. HAMPTON OF RECORD BOOK 6989 PAGE 93 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Kathy L. Hampton
KATHY L. HAMPTON

John E. Hamlin
JOHN E. HAMLIN

Ruth M. Hamlin
RUTH M. HAMLIN

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me the undersigned Notary Public of the aforesaid County and State, **JOHN E. HAMLIN and RUTH M. HAMLIN, HUSBAND AND WIFE,, and KATHY L. HAMPTON, AN UNMARRIED PERSON** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **March, 1995.**

Notary Public

Commission Expiration: 11-25-95

JOHN M. JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$64,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **24th** day of **March, 1995.**

Notary Public

Commission Expiration: 11-25-95

JOHN M. JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	AMERICA'S WHOLESALE LENDER 155 North Lake Avenue Pasadena, CA 91109	2705 BARCLAY DRIVE NASHVILLE, TN 37206 MAP PARCEL NUMBER 83-16-57

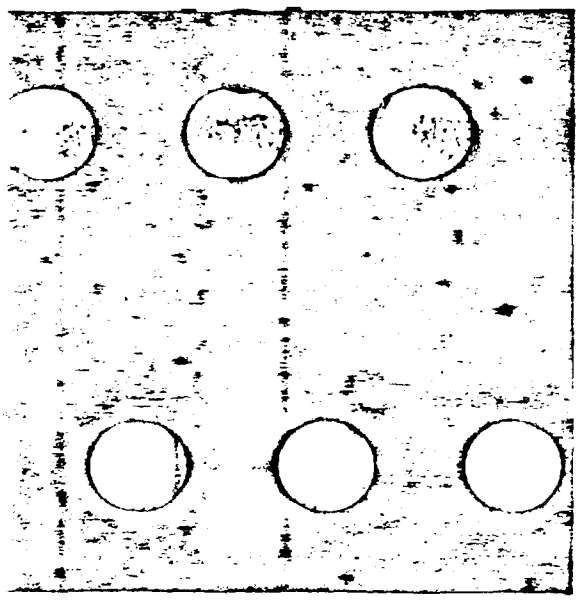
503 03/30 0101 03CHECK 245.80

95 MAR 30 AM 8:56

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

46683





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9631 PG 191

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 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

03/30/95 01 08:57 0001 5503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46683
IDENTIF. & REFERENCE

95 MAR 30 AM 8:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 895045