This instrument prepared by:
CORNELIUS & COLLINS (BDM)
P. O. Box 190695
Nashville, TN 37219

BOOK 9711 PG 43

WARRANTY DEED

ADDRESS AND NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Stephen W. Hamilton 3729 Baxter Avenue Nashville, TN 37216	Same	Map 61-14 Par. 188 15D 06255

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Stephen W. Hamilton, an unmarried person, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Carolyn E. Hamilton, an unmarried person, have bargained and sold by these presents do transfer and convey unto the said Stephen W. Hamilton, an unmarried person, his successors 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. 55 on the Plan of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for said county. Said Lot No. 55 fronts 50 ft. on the westerly side of Baxter Street and runs back 154 ft. 9 in. on the northerly line and 153 ft.10 in. on the southerly line to a dead line, measuring 50 ft. thereon. Being the same property conveyed to Stephen W. Hamilton and Carolyn W. Hamilton by Installment Deed from William Trice Hudson and wife, Margaret Byrd Hudson, of record in Book 4751, Page 879, Register's Office for Davidson County, and thereafter conveyed to Carolyn E. Hamilton from Stephen W. Hamilton by Quitclaim Deed of record in Book 8383, page 880, Register's Office of Davidson County, Tennessee.
>
> The foregoing description has been derived from the previous conveyance to grantor. No survey or related work has been performed contemporaneously with this conveyance.

To have and to hold said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen W. Hamilton, an unmarried person, his successors and assigns, and I do covenant with the said Stephen W. Hamilton, an unmarried person, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1995 realty taxes which have been assumed by grantee. I do further covenant and bind myself, my heirs and representatives to warrant and defend the title of the said land to the said Stephen W. Hamilton, an unmarried person, his

successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20 day of June, 1995.

Carolyn E. Hamilton
Carolyn E. Hamilton,
an unmarried person

STATE OF TENNESSEE)

BOOK 9711 PG 43

COUNTY OF DAVIDSON)

Personally appeared before me, GLENN S. MACBETH, a Notary Public in and for said County and State, the within named Carolyn E. Hamilton, an unmarried person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of June, 1995.

Notary Public

My Commission Expires: 9-15-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $32,500.00.

Affiant

Sworn to and subscribed before me
on this 20 day of JUNE, 1995.

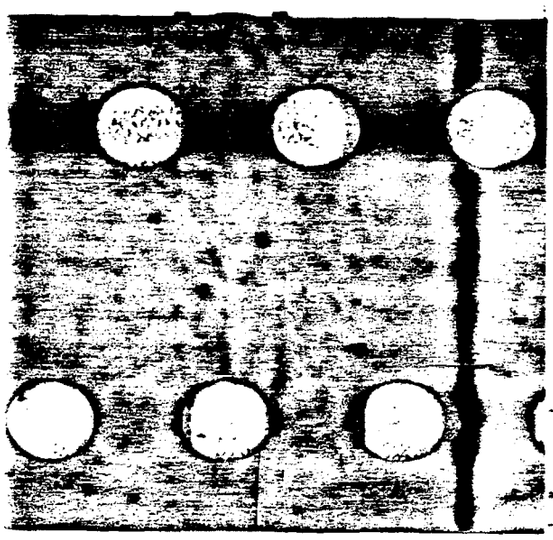
Notary Public

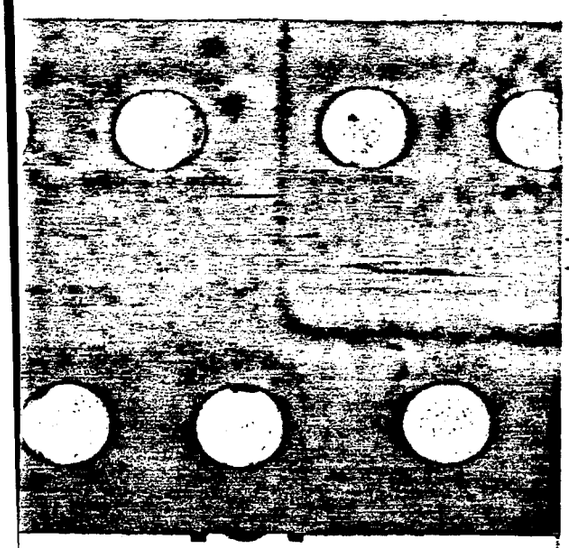
My Commission Expires: 9-15-98

95 JUN 23 PM 2:54
LIA A. WILSON REGISTER
DAVIDSON COUNTY, TN.

0073043
IDENTIF. # REFERENCE

4530 06/23 0101 03CHECK 129.25





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

RECEIVED OF _____

FOR _____

BOOK 9711 PG 50

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 8.00
TOTAL 129.25
CHECK 129.25

06/23/95 01 14:55 0001 4530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00730043
IDENTIF. ↑ REFERENCE

95 JUN 23 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923734