TAX IDENTIFICATION: 64-11-A-42 CO

SEND TAX BILLS TO		NAME AND ADDRESS OF NEW OWNERS
Owners		James D. Joines et ux 705 North Chestnut Court Hermitage, TN 37076
STATE OF TENNESSEE	)	Prepared from Information Furnished By the Parties By:
	ss.	**SMITH & SELLERS, Attorneys at Law**
DAVIDSON COUNTY	)	Murfreesboro, Tennessee (sm)

BOOK 9897 PG 895

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged; we, the undersigned, **JOHN E. HAMLIN and wife, RUTH M. HAMLIN,** have this day bargained and sold and do by these presents hereby transfer and convey unto **JAMES D. JOINES and wife, LINDA H. JOINES,** their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> BEING **Lot No. 42** on **the Plan of CALEB CHASE, a Planned Unit Development**, according to survey and plat of same appearing of record in Book 6250, pages 821 and 822, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description.
>
> Being the same property conveyed to the undersigned, by deed appearing of record in Book 7905, page 708, Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all Declarations of Covenants, Conditions and Restrictions applicable to Caleb Chase as of record in Book 6777, page 453 and Corrected Declaration of Covenants, Conditions and Restrictions of record in Book 6783, page 805, and further amended in Book 7189, page 553; to all matters shown on the recorded plan referred to above, all of said Register's Office; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

The undersigned covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered except by lien of the 1995 property taxes, which taxes are being prorated between the parties hereto.

The undersigned further covenant and bind ourselves, our heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 22 day of December, 1995.

MAIL ENV

John E. Hamlin
JOHN E. HAMLIN

Ruth M. Hamlin
RUTH M. HAMLIN

95 DEC 22 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
013483S

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHN E. HAMLIN and RUTH M. HAMLIN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 22 day of Decebmer, 1995.

Marlowe
Notary Public

My commission expires: 1-11-96

BOOK 9897 PG 896

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 114,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

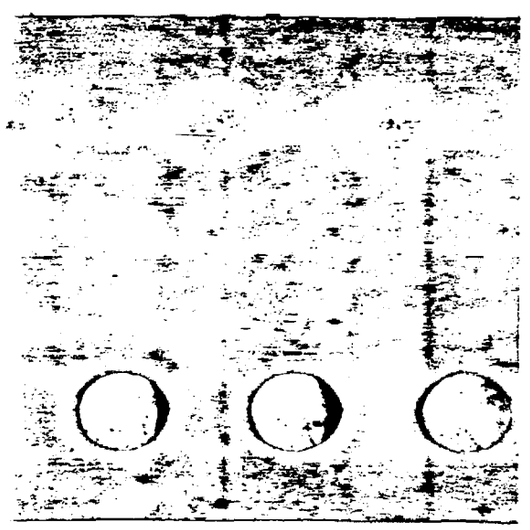
James D. James
Affiant

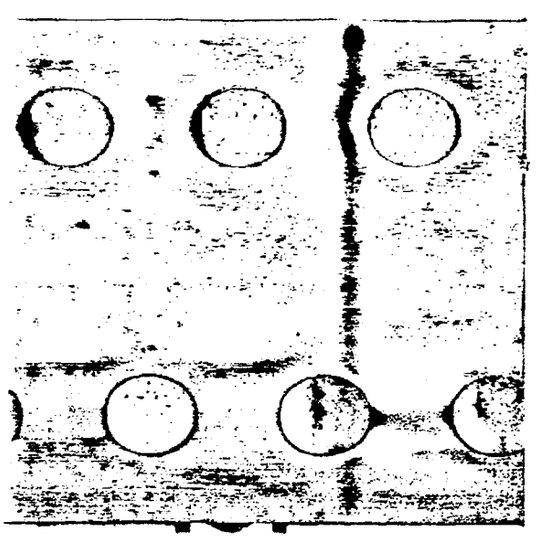
SWORN to and subscribed before me this the 22 day of December, 1995.

Marlowe
Notary Public

My commission expires: 1-11-96

1330 12/22 0101 03CHECK 448.93





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 897

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 118900.00
CON TX 439.93
PRFEE 1.00
WDEED 8.00
TOTAL 448.93
CHECK 448.93

12/22/95 01 15:35 0001 1330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134835
IDENTIF. # REFERENCE

95 DEC 22 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989732