BOOK 9913 PG 681

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37099
Dav. Co. File: Box 8

98 JAN 10 AM 10:53

01139583

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Maurice William Pinson, Jr. Kathleen K. Pinson 720 Darden Place Nashville, TN 37205	Norwest Mortgage, Inc. P.O. Box 9270 Des Moines, Iowa 50306-9270

TAX MAP-PARCEL NUMBERS: 115-04-78 08DZ 47460

WARRANTY DEED

6405 01/10 0101 03CHECK 864.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas C. Hambrick and spouse, Jane H. Hambrick,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Maurice William Pinson, Jr. and spouse, Kathleen K. Pinson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 161 on the plan of Hillwood Estates, Section Nine, Part One, of record in Book 2331, page 27, Register's Office for said County.

SAID Lot No. 161 fronts 180 feet on the northeasterly margin of Darden Place and extends back 356.2 feet on the northwesterly line and 355.5 feet on the southeasterly line to a broken line n the rear, measuring 180.50 feet thereon.

BEING the same property conveyed to Thomas C. Hambrick and wife, Jane H. Hambrick by deed from Paramount Homes, Incorporated of record in Book 2441, page 263, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Jane H. Hambrick by Thomas C. Hambrick as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 720 Darden Place, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of January, 1996.

Thomas C Hambrick
Thomas C. Hambrick

Jane H Hambrick
Jane H. Hambrick, By: Thomas C. Hambrick, Atty-In-Fact

State of Tennessee
County of Davidson

On this 8th day of January, 1996, before me the undersigned authority, personally appeared **Thomas C. Hambrick**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 230000.00

Maurice William Pinson Jr.
Affiant

Sworn and subscribed before me on the 8th day of January, 1996.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas C. Hambrick**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jane H. Hambrick**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of January, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Thomas C. Hambrick and Jane H. Hambrick

TO: Maurice William Pinson, Jr. and Kathleen K. Pinson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Thomas C Hambrick
Thomas C. Hambrick, Affiant

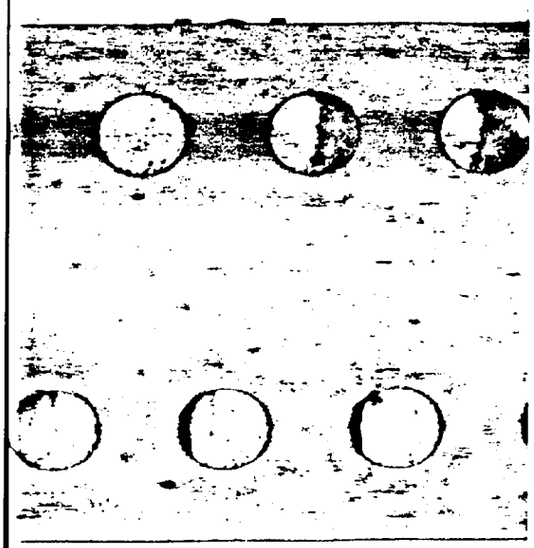
Sworn to and subscribed before me this

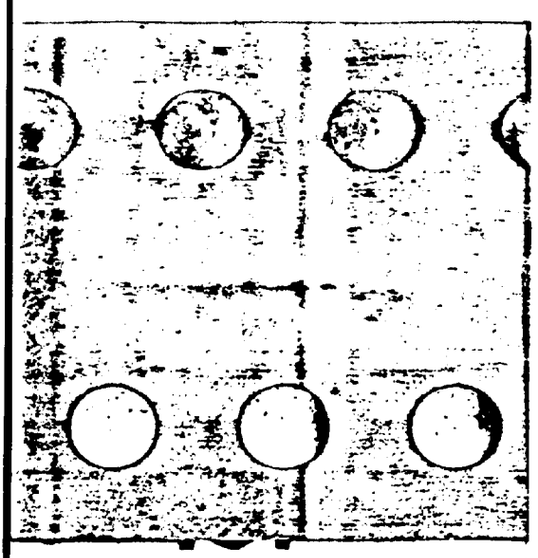
8th day of January, 1996.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9913 PG 684

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

MAMT
230000.00
ERR CO
MAMT
230000.00-
CAMT
230000.00
CON TX 851.00
[illegible] 1.00
[illegible] 12.00
TOTAL 864.00
CHECK 864.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139583
IDENTIF. & REFERENCE

95 JAN 10 AM 10:53
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

01/10/96 01 10:57 0001 6405

No. 994741