File 13651
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9999 PG 385

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NANCY P. HAMILTON	NEW OWNER	Pt. of Map 130-1
(NAME)	(NAME)	
4404 Iroquois Avenue		Par. 81
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		F.B. 7DZ30085
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MARK A. HIGGINS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY P. HAMILTON, MARRIED AND WALTON C. AKERS, MARRIED

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. 139 on the Plan of Resubdivision of Lot 138 and 139 Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 478, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Mark A. Higgins, a single person by deed from Rand T. Frederiksen and wife, Dixie Ward Frederiksen of record in Book 6023, Page 173, Register's Office for Davidson County, Tennessee. The said Mark A. Higgins having since married.

This conveyance is made subject to: (1) Taxes for 1996, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 8250, page 478, Register's Office for Davidson County, Tennessee.

Melinda Higgins, spouse of Mark A. Higgins, 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 Mark A. Higgins.

:5158 04/02 0101 03CHECK 768.38

IDENTIF. & REFERENCE 010910

96 APR -2 AM 10:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 130 Windsor Drive, Nashville, Tennessee 37215

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 1st day of April, 1996

Mark A. Higgins BY James Terrence Higgins
MARK A. HIGGINS
BY: James Terrence Higgins, Attorney-In-Fact by
Power of Attorney of record in Book 9874, page 649,
Register's Office for Davidson County, Tennessee

Melinda Higgins
MELINDA HIGGINS

STATE OF TENNESSEE

BOOK 9999 PG 386

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELINDA HIGGINS

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of April, 19 96.

My commission expires 11/25/96 Notary Public

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 DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Terrence Higgins, 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 Mark A. Higgins and is authorized by the said Mark A. Higgins to execute this instrument on his behalf.

Witness my hand, at Office, this 1st day of April, 1996.

Notary Public

My Commission Expires:

11/25/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,237.00

Nancy P. Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 96.

MY COMMISSION EXPIRES: 11/25/96
(AFFIX SEAL)

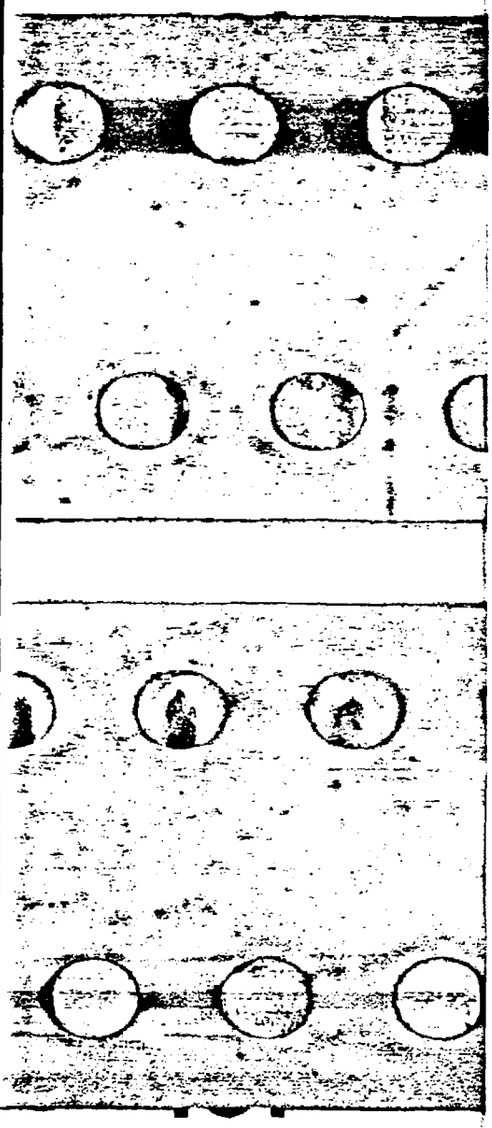
Notary Public

WARRANTY DEED

FROM MARK A. HIGGINS

TO NANCY P. HAMILTON AND WALTON C. AKERS

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 9999 PG 387

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 205237.00
				CON TX 759.38
				PRFEE 1.00
				MDEED 8.00
				TOTAL 768.38
				CHECK 768.38
			04/02/96 01	10:28 0001 5158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166401
IDENTIF. # REFERENCE

96 APR -2 AM 10:26
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1023159