FORM NO. WD-1

BOOK 10044 PG 394

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 8th DAY OF March, 1996

Notary Public

MY COMMISSION EXPIRES: 4-25-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WM THOMAS McHUGH, ESQ. 2100 First American Center, Nashville, TN 37238-2100
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIANE HAMILTON (NAME)	CENLAR (NAME)	134-13
281 Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 986 (STREET ADDRESS)	#227
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Newark, NJ 07184 (CITY) (STATE) (ZIP)	

mail

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, WE, JOHN G. FAHNER, JR., et ux, CAROL FAHNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIANE HAMILTON, unmarried female

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ Her 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 355, on the Plan of Hillbrook Section VI, as of record in Book 4175, Page 7, Register's Office for said County.

Said Lot 355 fronts 95 feet on the southwesterly side of Largo Drive and extends back between lines 176.8 feet on the northeasterly line and 178.7 feet on the south-westerly line to a line in the rear measuring 50.6 feet thereon.

Being the same property herefore conveyed to JOHN G. FAHNER, JR., and DIANE HAMILTON as joint tenants with right of survivorship by warranty deed from Charles W. Richey, as same appears of record in Deed Book 5788, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to present unpaid balance due under deed of trust of record in Book 5035, Page 68, RODC, Tennessee, the Plan of record in Book 4175, Page 7; restrictions as are to be found of record in Book 4213, Page 155, RODC, Tennessee and unpaid taxes for the current year which said taxes shall be pro-rated to date of deed. The Grantee DIANE HAMILTON has assumed the full and faithful payment of the present remaining unpaid balance due under the deed of trust of record in Book 5035, Page 68, RODC Tennessee and has covenanted and agreed to indemnify and hold harmless the Grantors, JOHN G. FAHNER, JR., and wife CAROL FAHNER of and from any and all other or further liability or accountability arising thereunder.

This is unimproved ( ) improved (XX) property, known as 281 Largo Drive (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37211 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness_____ hand _____ this 18th day of March, 1996

JOHN G. FAHNER, JR., Grantor

CAROL FAHNER, Grantor

STATE OF TENNESSEE }
Cumberland County }

BOOK 10044 PAGE 395

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN G. FAHNER, JR., and wife CAROL FAHNER

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Crossville, Tennessee, this 18th day of March 19 96

Commission Expires July 1, 1998

Judy Ann Stover
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JOHN G. FAHNER, JR.,

CAROL FAHNER

TO

DIANE HAMILTON

0179947

IDENTIF. ▲ REFERENCE

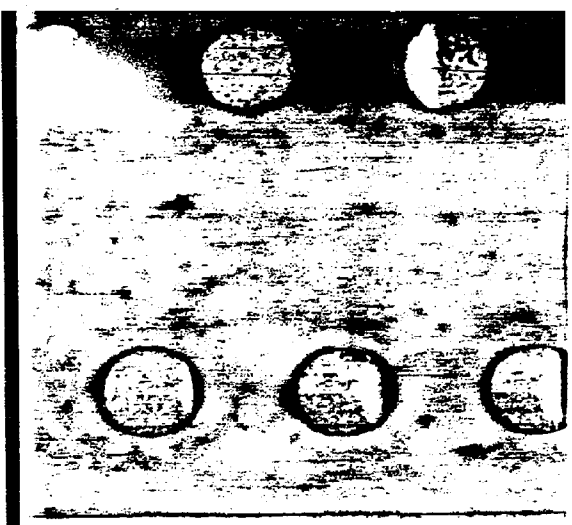
Attorneys Title Company
Titles Guaranteed

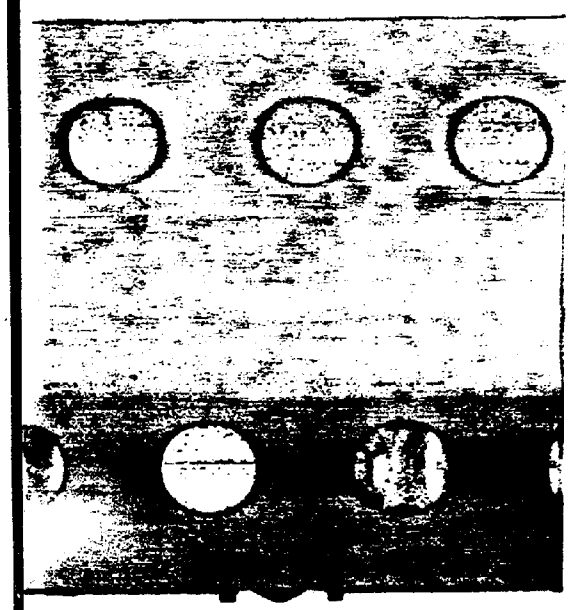
NASHVILLE, TENN.

96 MAY -8 AM 11:25

ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

FEE [illegible] CHECK





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

RECEIVED OF _____

FOR _____ BOOK 10044 PG 396

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	17500.00
CON TX	64.75
PRFEE	1.00
MDEED	8.00
TOTAL	73.75
CHECK	73.75

05/08/96 01 11:29 0001 9620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179947
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 11:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037623