File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10103 PG 521

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

#13933

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M. HAYNE HAMILTON, JR. (NAME)	NEW OWNER (NAME)	117-12
1509 Clairmont Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	124
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA3710

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, EDWARD T. MOEN, II AND JANEK SCHERGEN, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. HAYNE HAMILTON, JR. AND WIFE, LAURA F. HAMILTON

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. 4 Block "C" on the Plan of Clairmont Subdivision, as of record in Plat Book 974, page 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward T. Moen, II and Janek Schergen, both unmarried as joint tenants with the right of survivorship by deed from Dorothy McCracken Hindman, a married woman of record in Book 9488, page 804, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1115, page 638; and (3) All matters appearing on the Plan of record in Plat Book 974, page 8, said Register's Office.

0198160
IDENTIFICATION REFERENCE

96 JUN 28 PM 4:13
DAVIDSON CO. TN.

9317 06/28 0101 03CHECK 1063.50

unimproved ( )
This is improved (XX) property, known as 1509 Clairmont Place, 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 26th day of June, 19 96

Edward T. Moen, II by Menah Pratt — Janek Schergen by Menah Pratt

EDWARD T. MOEN, II	JANEK SCHERGEN
BY: MENAH PRATT, ATTORNEY-IN-FACT	BY: MENAH PRATT, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~	~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH	SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

COUNTY OF Davidson

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.

Witness my hand at office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 10105 PG 522

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, MENAH PRATT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said EDWARD T. MOEN, II AND JANEK SCHERGEN and is authorized by the said EDWARD T. MOEN, II AND JANEK SCHERGEN to execute this instrument on their behalf.

Witness my hand, at Office, this 26th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/26/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 1996.

MY COMMISSION EXPIRES: 11/26/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

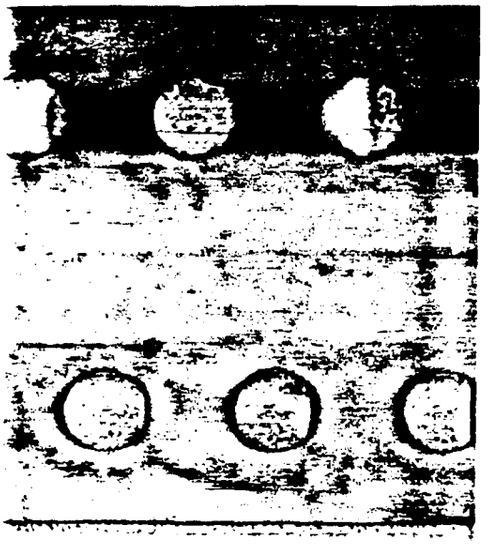
EDWARD T. MOEN, II AND JANEK SCHERGEN

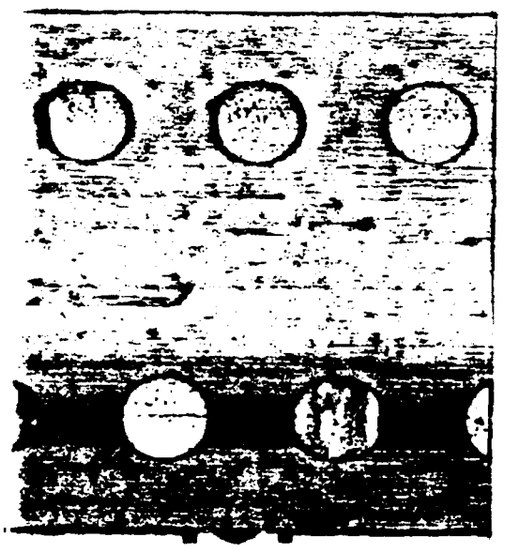
TO

M. HAYNE HAMILTON, JR. AND WIFE, LAURA F. HAMILTON

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 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 10103 PG 523

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
285000.00
CON TX 1054.50
PRFEE 1.00
MDEED 8.00
TOTAL 1063.50
CHECK 1063.50

06/28/96 01 16:20 0001 9317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198160
IDENTIFICATION REFERENCE

96 JUN 28 PM 4:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1057065