This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc
831 Wren Road
Goodlettsville, TN 37072
(615) 859-8450

File #: 96-1928

Book 10107 Pg 688

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
James C. Fowler, married

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Kenneth N. Hamilton, II, ~~XXXXXXXX~~ and wife, Wendy U. Hamilton

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee being Lot No. 1, Unit No. 2 of Bianca Square Condominiums as of record in Plat Book 5800, page 101, as amended in Book 5200, page 661, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

The GRANTEE(S) herein do hereby agree to assume and pay the outstanding indebtedness evidenced by a Deed of Trust of record in Book 9253 at page 63, said Register's Office.

Glenda Fowler, spouse of James C. Fowler, joins in this conveyance for the purposes of conveying any and all right, title and interest he/she may have in said property as a result of marriage.

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 7442 at page 30, Register's Office for said County, Tennessee.

PROPERTY ADDRESS: 326 Stewarts Ferry Pike, Nashville, TN 37214

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1996 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quiet possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 21st day of June, 19 96.

James C. Fowler

Glenda Fowler

State of Tennessee
County of Davidson

On this 21st day of June, 19 96, before me, a Notary Public in and for said State and County, personally appeared James C. Fowler and Glenda Fowler with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

BK/R 10107 PG 689

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 57,700.00

Kenneth N. Hamilton, II
AFFIANT

Subscribed and sworn to before me, this the 21st day of June, 1996.

My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

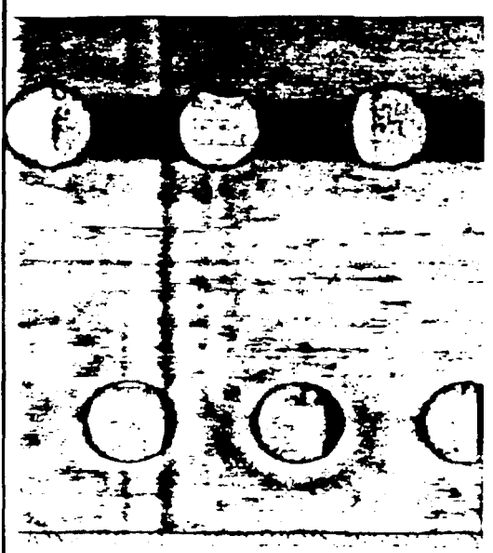
MAP AND PARCEL #: 96-07-0A 27.00 CO

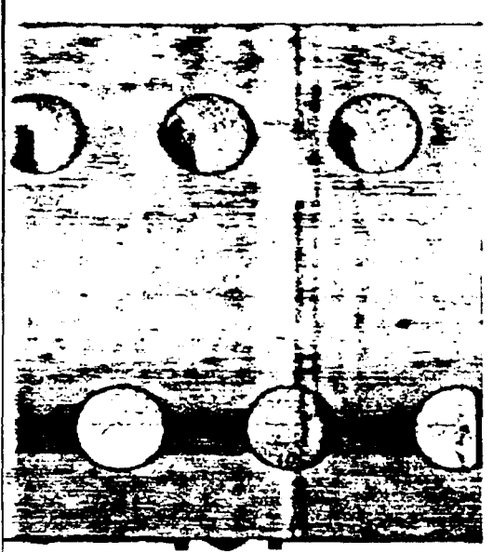
ADDRESS OF NEW OWNER:	***SEND TAX BILLS TO:***
Kenneth N. Hamilton, II	Countrywide Funding Corporation
326 Stewarts Ferry Pike	400 Countrywide Way
Nashville, TN 37214	Simi Valley, CA 93065

SUPERIOR TITLE & Escrow Services, Inc.
831 Wren Road, Goodlettsville, TN 37072

10107 0111

96 JUN -2 AM 11:16





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

"10107 PG 690

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MC	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WC	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 57700.00
				CON TX 213.49
				PRFEE 1.00
				WDEED 8.00
				TOTAL 222.49
				CHECK 222.49
			07/02/96 01	11:19 0001 0671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199401

IDENTIFICATION REFERENCE

96 JUL -2 AM 11:16

No. 1058406