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

WARRANTY DEED

BOOK 10193 PG 438

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14155

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH M. HAMILTON	SUNBELT NATIONAL MORTGAGE	104-5
(NAME)	(NAME)	
3524 Murphy Road	111 Westwood Place, Suite 109	80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Brentwood, Tennessee 37027	21W2460
(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, M. DENISE DEBERRY GERMINO, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH M. HAMILTON AND WIFE, AMANDA R. 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 the easterly 10 feet of Lot No. 2 and the westerly 45 feet of Lot No. 3 on the map of Hardison & Young's Lots in West End Park, of record in Book 421, page 190, Register's Office for said County, described as follows:

Said parts of Lots Nos. 2 and 3 adjoin and front together 55 feet on the northerly margin of Murphy Road and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to M. Denise DeBerry, unmarried by deed from Kenneth H. Riggs and wife, Carolyn J. Riggs of record in Book 7948, page 140, said Register's Office. The said M. Denise DeBerry having since married.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and will be paid by the Seller; and (2) All matters appearing on the Plan of record in Book 421, page 190, said Register's Office.

Mark R. Germino, spouse of M. Denise DeBerry Germino, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said M. Denise DeBerry Germino.

7451 09/17 0101 03CHECK 610.25

0226169
IDENTIF. # REFERENCE

96 SEP 17 AM 10:32
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 3524 Murphy Road, Nashville, Tennessee 37205

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 12th day of September, 19 96

M. Denise DeBerry Germino
M. DENISE DEBERRY GERMINO

Mark R. Germino
MARK R. GERMINO

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10193 PG 439

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. DENISE DEBERRY GERMINO AND HUSBAND, MARK R. GERMINO

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

Witness my hand at office, this 12th day of September, 19 96.

My commission expires 11/20/96 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

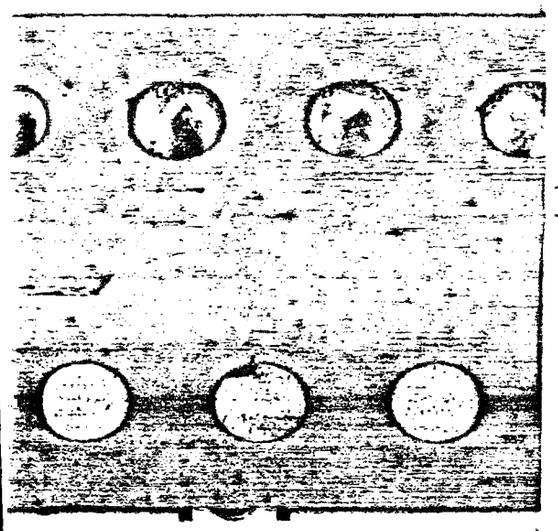
WARRANTY DEED

FROM M. DENISE DEBERRY GERMINO

TO JOSEPH M. HAMILTON AND WIFE, AMANDA R. HAMILTON

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 10193 PG 440

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

CAHT
162500.00
CON TX 601.25
PRFEE 1.00
WDEED 9.00
TOTAL 610.25
CHECK 610.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9451

0226169
IDENTIF. # REFERENCE

96 SEP 17 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1031889