BF 58

WARRANTY DEED

BOOK 10369 PG 497

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,900.00

James R. Hester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hester (NAME)	FT Mortgage Companies d/b/a (NAME)	MAP 105-15
900 Waldkirch Avenue (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 361
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, Janet E. Hamlett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Hester and wife, Lauren E. Batte

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 45 and a small triangle out of the easterly part of Lot No. 46 on the Map of Waldkirch's Subdivision, as of record in Book 421, page 90, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, March 15, 1956, as follows: Beginning on the northerly margin of Waldkirch Avenue at the corner of Lots Nos. 45 and 46; thence with the line between said two lots, northwardly 38.97 feet to an iron pin; thence leaving the line between said two lots and along the westerly wall of a dwelling now on Lot No. 45, northwardly 33.78 feet to the northwest corner of said dwelling; thence with the north wall of said dwelling, eastwardly 2.45 feet to a point on the line between said lots Nos. 45 and 46; thence with the line between said two lots; northwardly 76.53 feet to the southerly margin of an alley; thence with same, eastwardly 70 feet to the westerly margin of 9th Avenue South; thence with same, southwardly 148 feet to the northerly margin of Waldkirch Avenue; thence with same, westwardly 68.4 feet to the beginning.

Together with an easement upon, across and over lot No. 46 for the sole purpose of maintenance to said dwelling.

Being the same property conveyed to Edward L. Hamlett and wife, Janet E. Hamlett by deed from William Eugene Hamlett, Sr., et al, of record in Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 900 Waldkirch Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (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 my hand this 28TH day of February, 19 97

Janet E. Hamlett

BOOK 10369 PG 498

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet E. Hamlett

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 28TH day of February 19 97

Commission expires 11-30-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

LEGAL DESCRIPTION CONTINUATION

5489, page 907, said Register's Office. The Said Edward L. Hamlett having since deceased.

THIS CONVEYANCE IS MADE SUBJECT TO:

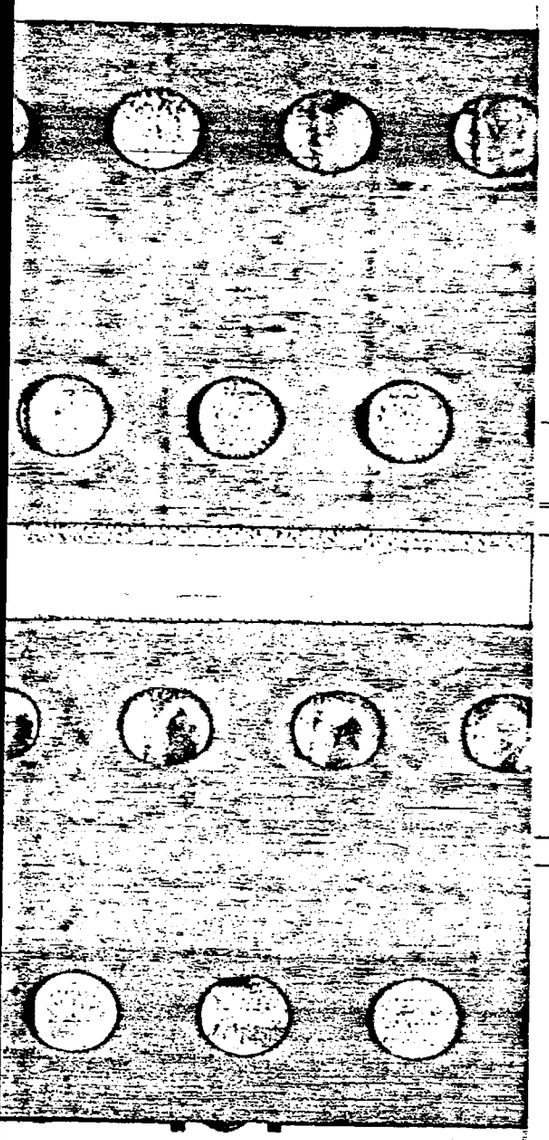
Subject to easement as set out in Book 5493, page 461, said Register's Office.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

0278999
IDENTIF. & REFERENCE

97 MAR -5 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2797 03/05 0101 03CHECK 449.23



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

RECEIVED OF _____

FOR _____

BOOK 10369 PG 500

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	117900.00
CON TX	436.23
PRFEE	1.00
WDEED	12.00
TOTAL	449.23
CHECK	449.23

03/05/97 01 0917 0001 2797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278999
IDENTIF. # REFERENCE

97 MAR -5 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123187