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

Mail to:

BOOK 10403 PG 514

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

JACK CASE WILSON
ATTORNEY-AT-LAW
P. O. BOX 3451
BRENTWOOD, TN 37024-3451

#14484

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALBERT F. GANIER, III (NAME)	Same (NAME)	117-1
606 Lynnbrook Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	77
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA7110

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, NANCY P. HAMILTON AND HUSBAND, MICHAEL A. HAMILTON AND WALTON C. AKERS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT F. GANIER, III, unmarried

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 the 7th, formerly 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Lynnbrook Road 225 feet south of the south margin of Woodlawn Avenue; thence southerly along the easterly margin of said Avenue, 100 feet to a point which is 100 feet north of the northwest corner of Lot No. 1 of the Meadowlawn Subdivision of record in Book 974, page 35, Register's Office for Davidson County, Tennessee; thence easterly parallel to the northerly margin of Meadowlawn Subdivision, 200 feet to a point; thence northerly, parallel with the easterly margin of Lynnbrook Road, 100 feet to a point; thence westerly 200 feet to the point of beginning.

Being the same property conveyed to Nancy P. Hamilton and husband, Michael A. Hamilton and Walton C. Akers by deed from Thomas P. Kanaday and wife, Sally R. Kanaday of record in Book 10107, page 792, said Register's Office.

This conveyance is made subject 1997 Taxes, which have been prorated and assumed by the Grantee.

William M. Akers, Jr., spouse of Walton C. Akers, joins 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 Walton C. Akers.

97 APR -3 AM 9:02
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0290328

unimproved ( )
This is improved (XX property, known as 606 Lynnbrook Road, Nashville, Tennessee

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 March, 19 97.

Nancy P. Hamilton
NANCY P. HAMILTON

Michael A. Hamilton
MICHAEL A. HAMILTON

Walton C. Akers
WALTON C. AKERS

William M. Akers
WILLIAM M. AKERS

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY P. HAMILTON AND HUSBAND, MICHAEL A. HAMILTON AND WALTON C. AKERS AND HUSBAND, WILLIAM M. AKERS, JR.
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 26th day of March, 19 97.

My commission expires 9/23/2000 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 _____

BOOK 10403 PG 515

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 480,000.00

Walton C. Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1997

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

NANCY P. HAMILTON AND HUSBAND,
MICHAEL A. HAMILTON AND WALTON
C. AKERS

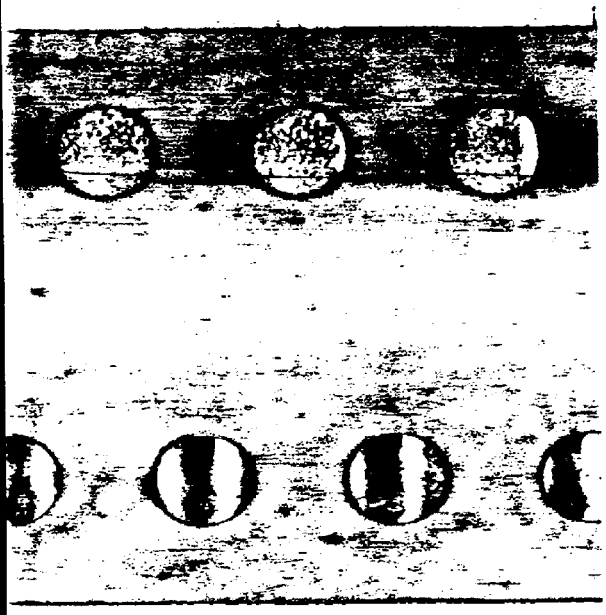
TO

ALBERT F. GANIER, III

4894 04/03 0101 03CHECK 1785.00

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 _____

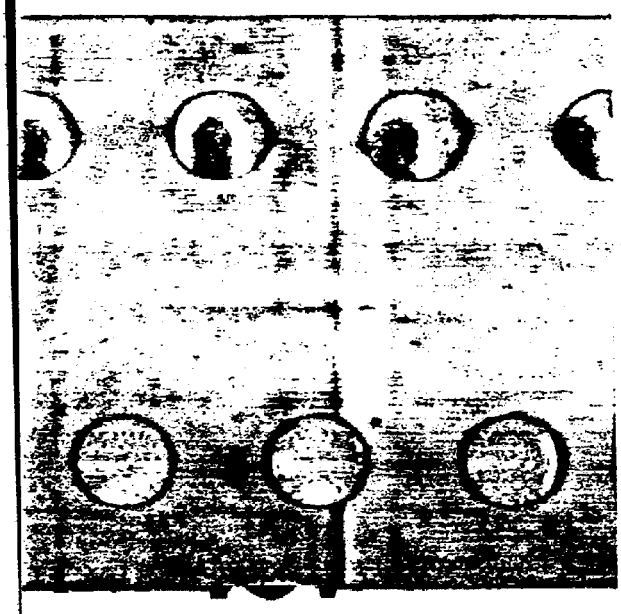
FOR _____

BOOK 10403 PG 516

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	
				480000.00
			CON TX	1776.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1785.00
			CHECK	1785.00
04/03/97	01		09:03 0001	4894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0290328
IDENTIF. # REFERENCE

97 APR -3 AM 9:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135148