This Instrument Prepared By:
CALLIS & HERSHEY
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122

97-3028/

BOOK 10405 PG 563

ADDRESS NEW OWNER:
THEODORA GAIMARI
108 Chitwood Court
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
N/A

MAP **63-16-B**
PARCEL **182**

5460 04/03 0101 03CHECK 482.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, PETER STEVEN TYDA and PATRICIA C. TYDA, both unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto THEODORA GAIMARI, unmarried, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Hampton Park (formerly Chitwood Downs), as of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 thru 552, corrected by Certificates of Correction of record in Book 7462, Page 445 and Book 8110, Page 401, Register's Office for said County, to which plan reference is made for a more complete description. By Amendment to Plat of record in Book 8181, Page 112, said Register's Office, the name of the subdivision was changed to "Hampton Park".
>
> Being the same property conveyed to Peter Steven Tyda and wife, Patricia C. Tyda by deed from M/I Schottenstein Homes, Inc. d/b/a M/I Homes, a Delaware Corporation, of record in Deed Book 7966, Page 581, Register's Office for Davidson County, Tennessee. The said Peter Steven Tyda and Patricia C. Tyda have since divorced by Final Decree of Divorce, #96D-1243, Circuit Court for Davidson County, Tennessee.
>
> This is improved property known as 108 Chitwood Court, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Declaration of Covenants, Conditions and Restrictions for Chitwood Downs of record in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393, Register's Office for Davidson County, Tennessee.
2. Dedication of common area and flood plain to Hampton Park Homeowner's Association of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Hampton Park Homeowner's Association of record in Book 8517, Page 762 amended in Book 8833, Page 216, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page 405 amended in Plat Book 6900, Pages 550 thru 552, corrected by Certificates of Correction of record in Book 7462, Page 445 and Book 8110, Page 401, Register's Office for Davidson, County, Tennessee. By amendment to Plat of record in Book 8181, Page 112, said Register's Office, the name of the subdivision was changed to "Hampton Park".
5. A First Suburban Water Utility District Easement of record in Book 8007, Page 235, Register's Office of Davidson County, Tennessee.
6. An Easement for Public Utilities of record in Book 8657, Page 179, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of March, 1997.

Peter Steven Tyda
PETER STEVEN TYDA

Patricia C. Tyda
PATRICIA C. TYDA

029084.6

IDENTIFICATION

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, PETER STEVEN TYDA and wife, PATRICIA C. TYDA, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of March, 1997.

Catherine C. Hershey
NOTARY PUBLIC

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 1/30/01

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $128,000.00.

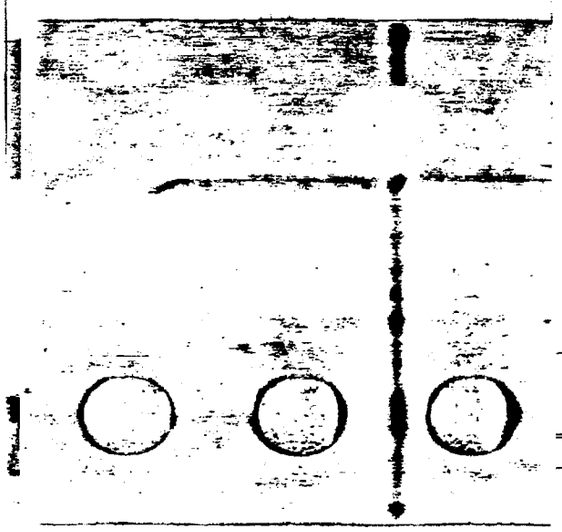
Deborah G. Crowder
AFFIANT

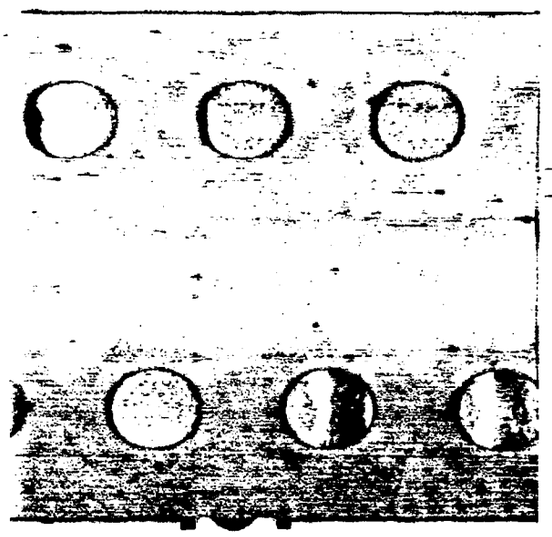
Subscribed and sworn to before me on this 28th day of March, 1997.

Catherine C. Hershey
NOTARY PUBLIC

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 1/30/01





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

RECEIVED OF _____

FOR _____

BOOK 10405 PG 565

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	
				128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	482.60
			CHECK	482.60
04/03/97	01		15:45 0001	5460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290846
IDENTIFICATION REFERENCE

97 APR -3 PM 3:41
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1135709