BOOK 10428 PG 202

00108

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Betty Bain
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 21st DAY OF April, 1997

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 11/22/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BETTY R. BAIN	SAME	Pt. of 11-13
(NAME)	(NAME)	
1312 Old Hickory Blvd. (ADDRESS)	(ADDRESS)	
Nashville, Tn 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VAN E. HAMLETT, AN UNMARRIED PERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

BETTY R. BAIN

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Being part of the same property conveyed to Van E. Hamlett and wife, Virginia C. Hamlett, by deed from Willie Mae Binkley Field and Gertrude Binkley Greer, of record in Book 3983, page 550, Register's Office for Davidson County, Tennessee. The said Virginia C. Hamlett having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "B")

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 APR 23 PM 1:48

IDENTIFICATION EVIDENCE

02971158

This is unimproved (X) improved ( ) property, known as Greer Road - Goodlettsville, TN 37072 (House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21st day of April, 1997.

Van E. Hamlett
VAN E. HAMLETT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

BOOK 10426 PG 203

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April, 1998.

My Commission expires:
11/28/98

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 8

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997 and known as Job #960306 and being mor particularly described as follows:

Beginning at an iron pin in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being 1,090.71' northwestwesterly as measured along the centerline of said easement from the northwesterly margin of Greer Road; thence, with the center of said easement, the following calls: N 21 degrees 09 minutes 07 seconds W 108.19' to an iron pin; thence, N 16 degrees 52 minutes 52 seconds W 432.82' to an iron pin; thence, leaving the center of said easement, N 59 degrees 55 minutes 54 seconds E 488.80' to an iron pin; thence, S 08 degrees 47 minutes 37 seconds E 87.21' to an iron pin; thence, S 01 degrees 42 minutes 14 seconds E 123.38' to an iron pin; thence, S 00 degrees 43 minutes 10 seconds E 382.89' to an iron pin; thence, S 59 degrees 06 minutes 18 seconds W 326.43' to the point of beginning, containing 5.03 Acres more or less.

Together with a 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee, and;

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, page 436, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10428 PG 205

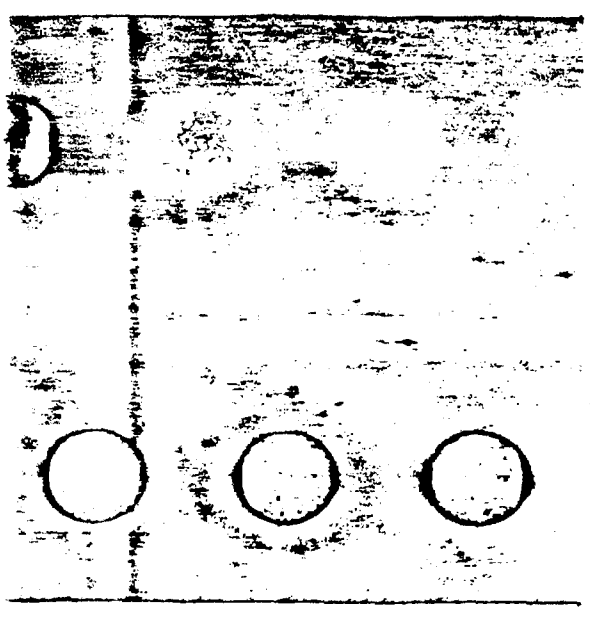
EXHIBIT "B"

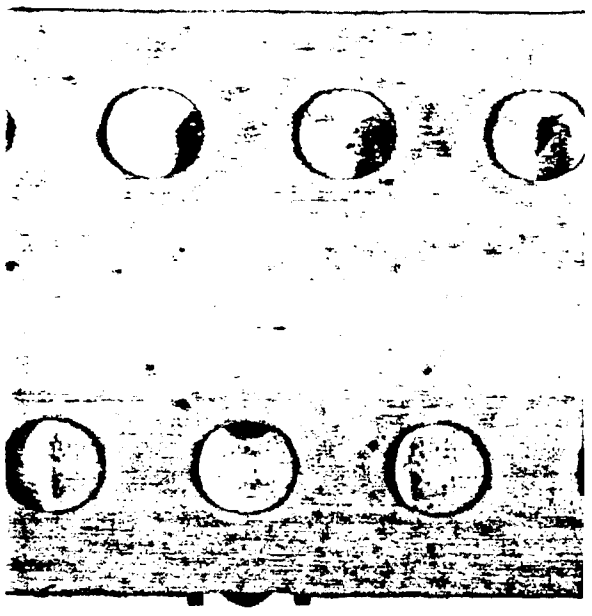
1. Metro taxes for 1997, a lien, but not yet due and payable.

2. A 50 foot ingress-egress, utility and private water line eastment, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 10424 page 441, Register's Office for Davidson County, Tennessee.

2501 04/23 0101 CASHIER 1097.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10426 PG 206

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 16.00
TOTAL 109.50
CHECK 109.50

04/23/97 01 13:47 0001 2501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297158

IDENTIFICATION REFERENCE

97 APR 23 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

No. 1142629