File 14598
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 10462 PG 839

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RITA HAMLET	SUNTRUST BANK, NASHVILLE, N.A.	Map 131-2-A
(NAME)	(NAME)	
2116 Hobbs Road, Unit E-1	P.O. Box 305110	Parcel 20
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37230-5110	F.B. 7DA79130
(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, CRAIG L. SPRINKLE AND WIFE, RUTH S. SPRINKLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RITA HAMLET, unmarried AND BILLY J. HAMLET AND WIFE, ZETTIE M. HAMLET, as joint tenants with the right of survivorship

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 Unit E-1 on the Plan of Hobbs House Condominiums of record in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed and By-Laws of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893, and Book 7824, page 974, said Register's Office.

Being the same property conveyed to Craig L. Sprinkle and wife, Ruth S. Sprinkle by deed from Richard C. Kiell of record in Book 6928, page 700, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, and in Book 7802, page 299; (3) Charter of record in Book 5296, page 689; and (4) All matters appearing on the Plan of record in Plat Book 4595, page 74, amended in Book 5200, page 54, said Register's Office.

IDENTIF. + REFERENCE 0307479

97 MAY 22 AM 10:27
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3840 05/22 0101 03CHECK 238.40

unimproved ( )
This is improved (XX) property, known as 2116 Hobbs Road, Unit E-1, Nashville, Tennessee 37215

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 30th day of April, 19 97

Craig L. Sprinkle
CRAIG L. SPRINKLE

Ruth S. Sprinkle
RUTH S. SPRINKLE

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~Williamson~~ Gwinnett

BOOK 10462 PG 840

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRAIG L. SPRINKLE AND WIFE, RUTH S. SPRINKLE

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 30th day of April, 19 97.

My commission expires Notary Public, Gwinnett County, Georgia My Commission Expires May 14, 1998. Notary Public Susan H. Tippins

STATE OF Georgia
COUNTY OF Gwinnett

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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 97

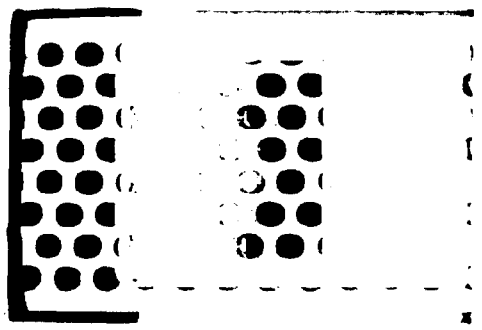
MY COMMISSION EXPIRES: 11-28-98 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM CRAIG L. SPRINKLE AND WIFE, RUTH S. SPRINKLE

TO RITA HAMLET

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 11462 PG 841

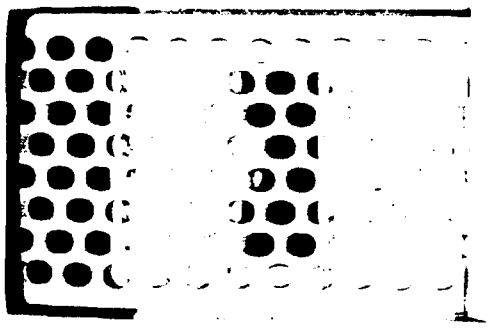
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
PAID 238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/97 01 10:31 0001 3840



IDENTIF. # REFERENCE 0307479

97 MAY 22 AM 10: 27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1153838