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

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10583 PG 995

#14891

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| FRANK M. HAMLIN (NAME) | FIRST UNION MORTGAGE CORPORATION (NAME) | 117-5 |
| 3620 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1100 Corporate Center Drive (STREET ADDRESS) | 57 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Raleigh, North Carolina 27607 (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, ERIC VAN MORRIS AND WIFE, TRUDY LYNN MORRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH A. HAMLIN, married

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 Lot No. 23 on the Plan of Henry Sperry Subdivision, as of record in Plat Book 974, page 21, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric Van Morris and wife, Trudy Lynn Morris by deed from Whitson Lowe and wife, Sandra Lowe of record in Book 9485, page 130, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 3944, page 91; and (3) All matters appearing on the Plan of record in Plat Book 974, page 21, said Register's Office.

1594 08/27 0101 03CHECK 1563.00

034961
IDENTIF. ↑ REFERENCE

97 AUG 27 PM 1:59
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 3620 Hampton Avenue, 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 25th day of August, 19 97.

Eric Van Morris
ERIC VAN MORRIS

Trudy Lynn Morris
TRUDY LYNN MORRIS

BOOK 10583 PG 996

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC VAN MORRIS AND WIFE, TRUDY LYNN MORRIS

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 25th day of August, 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 19 97

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

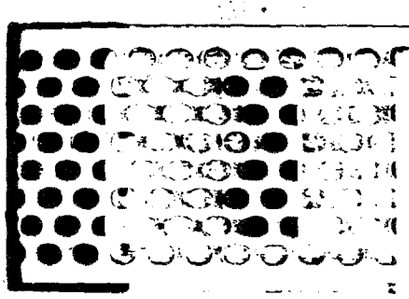
Notary Public

**WARRANTY DEED**

**FROM** ERIC VAN MORRIS AND WIFE, TRUDY LYNN MORRIS

**TO** SARAH A. HAMLIN

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 10583 PG 997

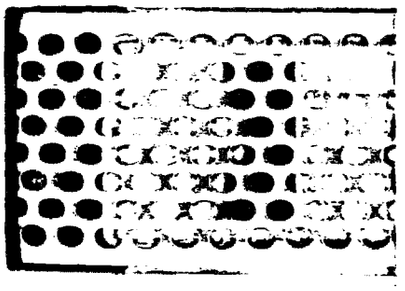
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
420000.00
CON TX 1554.00
PRFEE 1.00
WDEED 8.00
TOTAL 1563.00
CHECK 1563.00

08/27/97 01 14:00 0001 1594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0341961
IDENTIF. # REFERENCE

97 AUG 27 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1191106

VOID

BOOK 10583 PG 998

BOOK 10583 PG 999

8-27-97

VOID

BOOK 10583 PG 998

BOOK 10583 PG 999

8-27-97