BOOK 10754 PG 175

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Mark S. Hamilton and wife, Diane Knapp Hamilton
108 Paxton Court
BRENTWOOD TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-3
PARCEL 37
20W-12440

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Luna Mai Pennington Oats, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mark S. Hamilton and wife, Diane Knapp Hamilton, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 57, on the Plan of Sharpe & Horn's 2nd Addition to Northeast Nashville of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to L. G. Oats and wife, Luna Mai Pennington Oats, by deed from Jenner J. Abernathy, Jr. and wife, Ruth Neal Abernathy of record in Book 2332, Page 226, Register's Office for Davidson County, Tennessee. The said L. G. Oats having since died.

This is the same description as in previous deed of record.

Taxes for 1998 have been prorated and assumed by Grantee(s).

This is improved property known as 1114 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark S. Hamilton and wife, Diane Knapp Hamilton, their heirs and assigns, forever; and I, Luna Mai Pennington Oats, a widow do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98 JAN 12 AM 9:28
ELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0'3 Y 7048
IDENTIFY REF

Witness my hand this the 7th day of January, 1998.

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Luna Mai Pennington Oats

Luna Mai Pennington Oats

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Sumner

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Luna Mai Pennington Oats, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of January, 1998.

NOTARY PUBLIC

My Commission Expires March 5, 2000

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner Davidson

The actual value or consideration, whichever is greater, for this transfer is $ 27,000.00

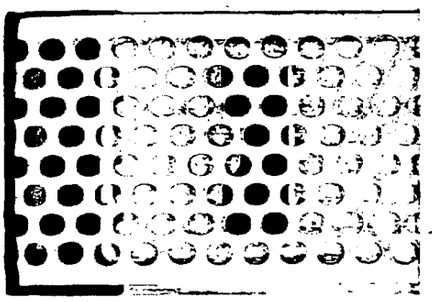
AFFIANT

Subscribed and sworn to before me this 9th day of January, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

0861 01/12 0101 03CHECK 108.90

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



RECEIVED OF _____

FOR _____

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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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

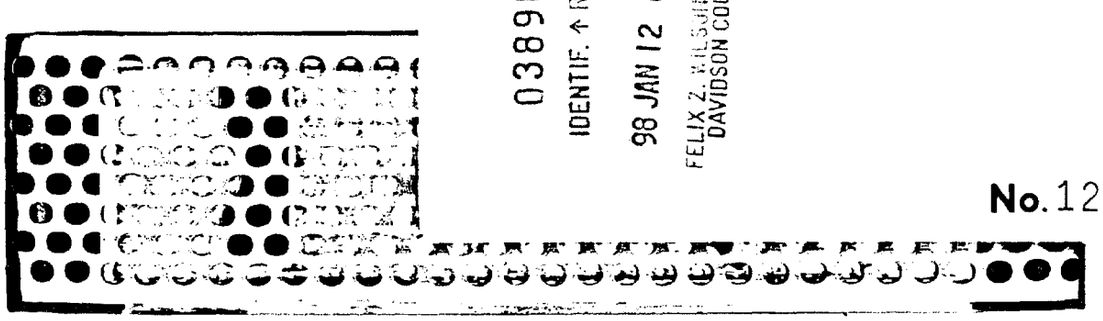
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/98 01 09:33 0001 0861

0389048
IDENTIF. # REFERENCE

98 JAN 12 AM 9:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1241522