58-B

BOOK 10795 PG 6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 231,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 98

Dana B. Smith
Notary Public

MY COMMISSION EXPIRES My Commission Expires NOV. 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hix Gray & Nave, PLLC, 315 Deaderick Street; Ste. 1620, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Letterworks, Inc. (NAME)	New Owner (NAME)	MAP 105-16
504 Napoleon Street (ADDRESS)	(ADDRESS)	PARCEL 154
Nashville, TN 37237 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mark Hamilton and Dianne Hamilton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis Letterworks, Inc., a Tennessee corporation

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:

Land in Davidson County, Tennessee, being Lot No. 31 and 32 in John M. Canady's Subdivision of Westlawn, of record in Plat Book 332, page 90, Register's Office for said County.

Said Lots Nos. 31 and 32 fronts together 111 feet on the southerly side of Napoleon Street and run back between parallel lines 200 feet to an alley in the rear.

Being the same property conveyed to Mark Hamilton and wife, Dianne Hamilton by deed from Jerry Matthews of record in Book 10050, page 697, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Mark Hamilton and wife, Dianne Hamilton by quitclaim deed from Billy Bowers of record in Book 10240, page 986, said Register's Office.

This conveyance is made subject to: 1998 property taxes which have been prorated and assumed by the Grantee; and all matters shown on the plan of record in Book 332, page 90, said Register's Office.

98 FEB 13 PM 3:00
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

04000801
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 504 Napoleon Street, Nashville, TN 37237
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 6th day of February 19 98

Mark Hamilton

Dianne Hamilton

BOOK 10795 PG 7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Hamilton and Dianne Hamilton

the bargainor s, 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 Nashville, Tennessee, this 6th day of February 19 98.

Commission expires My Commission Expires NOV. 24, 2001

Dana B. Smith
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

3537 02/13 0101 03CHECK

864.

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

RECEIVED OF _____

FOR _____

BOOK 10795 PG 8

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
231250.00
CON TX 855.63
PRFEE 1.00
WDEED 8.00
TOTAL 864.63
CHECK 864.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/13/98 01 15:02 0001 3537

0400801
IDENTIF. ↑ REFERENCE

98 FEB 13 PM 3:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1254051