Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1056

WARRANTY DEED

BOOK 10798 PG 427

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norma York Hammond, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy W. Holmes, and wife, Ginger P. Holmes**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Neil Hunt's Subdivision, as of record in Book 974, Page 19, Register's Office for said County. Said Lot No. 63 fronts 75.15 feet on the southerly side of Temple Avenue and runs back 202.97 feet on the westerly line and 205.30 feet on the easterly line to a dead line, measuring 75.3 feet thereon.

Being the same property conveyed to Harold Wayne Hammond and wife Norma York Hammond by deed of record in Book 2014, page 592, RODC. Harold Wayne Hammond is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0401872
IDENTIF. & REFERENCE
98 FEB 18 PM 1:19
DAVIDSON COUNTY, TN

This is improved property, known as: 1705 Temple Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of February, 1998

Norma York Hammond

Norma York Hammond

02/18 0101 03CHECK 527.00

State of Tennessee)
County of Davidson)

BOOK 10798 PG 428

On this the 13th day of February, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Norma York Hammond**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$140,000.00**.

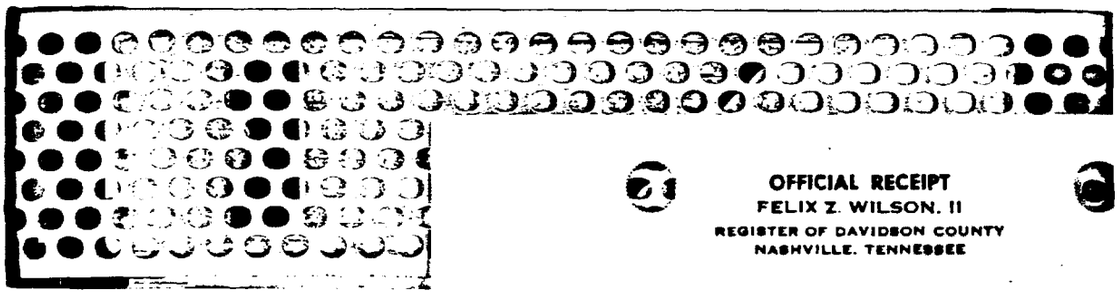
Affiant

Sworn and subscribed before me on this the 13th day of February, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Timothy W. Holmes	Pacific American Mortgage	131-3-205
1705 Temple Avenue	4144 North Central Expressway	
Nashville, TN 37215	Dallas, TX 75204	



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

RECEIVED OF _____

FOR _____

BOOK 10798 PG 429

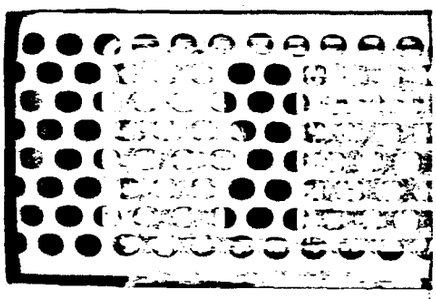
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
PAID 527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/98 01 13:18 0001 4679



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IDENTIF. # REFERENCE

98 FEB 18 PM 1:19

REGISTER
DAVIDSON COUNTY, TN

No. 1255182