WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 98

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark Hamilton (NAME)	Same as New owner (NAME)	MAP 72-14
108 Paxton Court (ADDRESS)	(ADDRESS)	PARCEL 113
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	27W-3885

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, Dean E. Flint

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Mark Hamilton and wife, Dianne 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:

SEE ATTACHED EXHIBIT A

5122 04/03 (10L 03D-ED 11:47

0420946
IDENTIF. ▲ REFERENCE
98 APR -3 AM 9:17
FELIX Z. FEILSCH II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2412 Chapel Avenue, Nashville, TN 37206
(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 my hand this 31st day of March, 1998

Dean Flint

Dean E. Flint

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 Dean E. Flint

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this 31st day of March, 1998.

Commission expires May 23, 1998

Notary Public

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

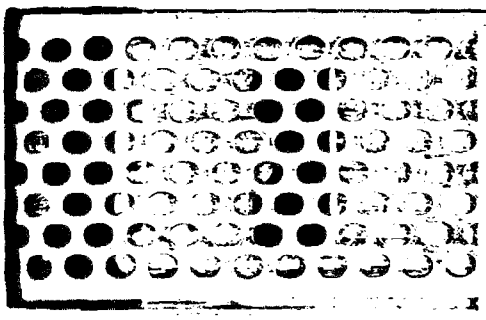
EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 30 in Brownsville Plan, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described according to a survey by John L. Sullivan, Surveyor, dated June 21, 1948, as follows:

BEGINNING at a point in the center of Chapel Avenue, formerly Church Street, 382.5 feet north of the center line of Straightway Avenue, said point being also the southwest corner of the property conveyed to Henry Lockridge and wife, Lillie Lockridge by deed from George W. Draper of record in Book 1283, Page 26, Register's Office for Davidson County, Tennessee; thence with the center line of said Chapel Avenue, formerly Church Street, South 8 degrees West 54.3 feet to a point; thence South 82 degrees 33 minutes East 173 feet to an iron pin, thence North 8 degrees East 52 feet to a post, being the southeast corner of said Lockridge tract; thence with the southerly boundary line of said Lockridge Tract, South 83 degrees 19 minutes West 173 feet to the beginning.

Being the same property conveyed to Dean E. Flint by Warranty Deed from Tommy T. Lee and wife, Oneta F. Lee of record in Book 10373, Page 715, Register's Office for Davidson County, Tennessee.

A part of the consideration for this conveyance is the assumption by Grantees of a Deed of Trust held of Oneta F. Lee of record in Book 10373, Page 718, Register's Office for Davidson County, Tennessee, which the Grantees herein assume and agree to pay.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10870 PG 353

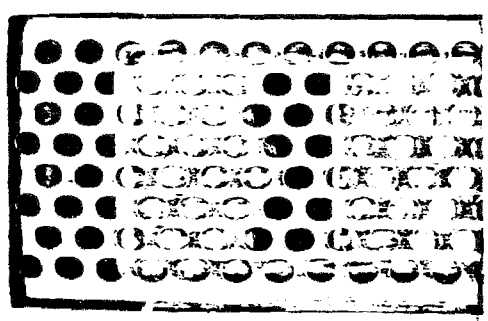
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT 25000.00
CON TX 103.60
PRFEE 1.00
MISC 12.00
TOTAL 116.60
CHECK 116.60

04/03/98 01 09:17 0001 5102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0420946

IDENTIF. ↑ REFERENCE

98 APR -3 AM 9:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275374