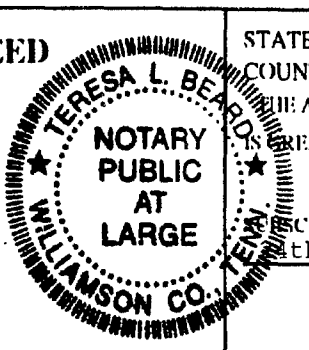
Realty 48

BOOK 10903 PG 526

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Ryan M. Ezell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan M. Ezell (NAME)	First American National Bank (NAME)	172-12-0-B
5620 Seesaw Road (ADDRESS)	First American Center (ADDRESS)	269.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Charles S. Hulse and wife, Shawna L. Hulse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan M. Ezell and Stanley M. Ezell ** and wife, Melissa G. Ezell

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, TN, being Lot No. 177 on the Plan of Bradford Hills, Section Twelve, of record in Book 7900, Page 6 and amended in Book 7900, Page 581, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles S. Hulse and wife, Shawna L. Hulse by deed from Yazdian Construction, Inc. of record in Book 9240, Page 59, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170; Book 9055, Page 826 and re-recorded in Book 9058, Page 989; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304 and Book 9779, Page 672; Deeds of Conveyance in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

** as tenants in common with the right of survivorship

0430554
IDENTIF. A REFERENCE

98 APR 28 PM 12:43
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5620 Seesaw Road, Nashville, TN 37211
(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 24th day of April 19 98

Charles S. Hulse

Shawna L. Hulse

BOOK 10903 PG 527

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Hulse and wife, Shawna L. Hulse

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 Brentwood, Tennessee, this 24th day of April, 19 98.

Commission expires May 16, 1999

Notary Public

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO. 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

9510 04/28 01:01 03CHECK 515.90

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

RECEIVED OF _____

FOR _____

BOOK 10903 PG 528

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
137000.00
CON TX 506.90
PRFEE 1.00
WDEED 8.00
TOTAL 515.90
CHECK 515.90
04/28/98 01 12:45 0001 9510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0430554
IDENTIF. # REFERENCE

98 APR 28 PM 12:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1285608