File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10996 PAGE 225

#15697

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DANIEL H. KUHN (NAME)	FT MORTGAGE COMPANIES (NAME)	MAP 141-15-D
724 Vauxhall Drive (STREET ADDRESS OR ROUTE NUMBER)	10741 King William Drive (STREET ADDRESS)	PARCEL 173.00 CO
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75220 (CITY) (STATE) (ZIP)	FB# 9D 82359

FOR AND IN 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, NEIL L. HAMMACK AND WIFE, MARY KATHY HAMMACK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL H. KUHN AND WIFE, SUSAN M. KUHN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 173 on the Plan of Phase III-D "Sheffield" On The Harpeth, as of record in Plat Book 7900, pages 710 thru 712, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Neil L. Hammack and wife, Mary Kathy Hammack by deed from Phillips Builders, Inc., a Tennessee corporation of record in Book 9634, page 739, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7145, page 954, amended in Book 9313, page 806; (3) By-Laws of record in Book 7145, page 964, amended in Book 8146, page 463; (4) Charter of record in Book 6939, page 983; (5) Consent of record in Book 8276, page 238; (6) Easements of record in Book 5738, page 829, Book 4136, page 525 and Book 4279, page 731; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 395, and Plat Book 7900, pages 710 thru 712, said Register's Office.

98 JUN 29 PM 1:41
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0456226

unimproved ( )
This is improved (XX) property, known as 724 Vauxhall Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of June, 1998

NEIL L. HAMMACK

Mary Kathy Hammack
MARY KATHY HAMMACK

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEIL L. HAMMACK AND WIFE, MARY KATHY HAMMACK with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of June, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19.

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 98

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

~~NEIL L. HAMMACK AND WIFE, MARY~~
KATHY HAMMACK

TO

~~DANIEL H. KUHN AND WIFE, SUSAN~~
M. KUHN

87.00 6940 06/29 0101 CHECK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10996 PAGE 227

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

235000.00

CON TX	869.50
PRFEE	1.00
WDEED	8.00
TOTAL	878.50
CHECK	878.50

06/29/98 01 13:41 0001 6940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456226

IDENTIF. # REFERENCE

98 JUN 29 PM 1:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312733