B450-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11057 PAGE 373

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 245,000.00
Joelle Appel
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF August, 19 98
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bruce Appel | FT Mortgage Companies dba First | 104-15-69 |
| (NAME) | (NAME) | |
| 2509 Ashwood Avenue | P. O. Box 146 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37212 | Memphis, Tennessee 38101 | |
| (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, Michael Dee Hamilton and wife, Rebecca A. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Appel and wife, Joelle Appel

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 the west 90 feet of Lot No. 53 on the Plan of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 53 fronts 90 feet on the southerly margin of Ashwood Avenue and extends back between parallel lines 160.5 feet to a dead line in the rear.

BEING the same property conveyed to Michael Dee Hamilton and wife, Rebecca A. Hamilton by deed from Melville M. Barnes, Jr. and wife, Christine F. Barnes, of record in Book 7885, page 469, Register's Office for Davidson County, Tennessee.

98 AUG -7 PM 2:34
ELIX Z. GRISSIM REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04 72 44 6

unimproved ( )
This is improved ( X ) property, known as 2509 Ashwood Avenue, Nashville, Tennessee 37212
(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 August, 19 98

Michael Dee Hamilton

Rebecca A. Hamilton

4264 98 08 07 01 03 CHECK 91

373

BOOK 11057 PAGE 374

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 Michael Dee Hamilton and wife, Rebecca Ann 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 August, 1998.

Commission expires 5-5-99

A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

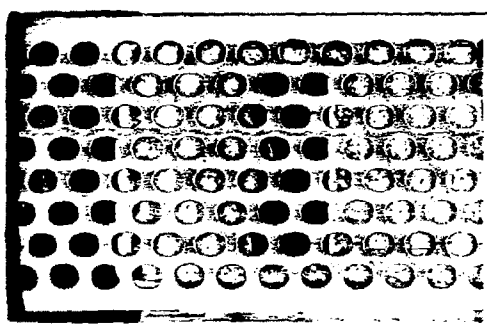
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

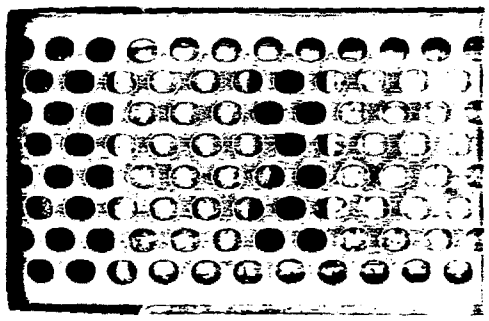
BOOK 11057 PAGE 375

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 245000.00
CON TX 906.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 917.50
CHECK 917.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04724446
IDENTIF. # REFERENCE

98 AUG -7 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/07/98 01 14:45 0001 4264

No. 1329834