BOOK 11102 PAGE 468

Mail to:

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1998

Notary Public

MY COMMISSION EXPIRES: 4/16/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

B-02607

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Nicole Harris (NAME)	First American National Bank (NAME)	131-01-J-014C0
100 Lexington Court (ADDRESS)	First American Center (ADDRESS)	07DA-92772
Nashville, Tennessee 37215 (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, Shirley M. Hawkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberley Nicole Harris

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 Lot No. 14 on the Plan of Lexington Green, Phase 2, of record in Plat Book 6900, page 798, amended in Book 7788, page 901, and Book 7788, page 904; Together with the easement granted in Book 7925, page 219, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shirley M. Hawkins by deed from Rochford Realty & Construction Company, Inc., of record in Book 7925, page 216, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for the year 1998, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters on the plan of record in Book 6900, page 798, amended in Book 7788, page 901 and Book 7788, page 904; Easement of record in Book 7925, page 219; Declaration of covenants, conditions and restrictions of record in Book 7700, page 476, amended in Book 9282, page 442; Easement in Book 4286, page 809; Agreement in Book 7598, page 989; all in the Register's Office for Davidson County, Tennessee.

Ronald W. Prater joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Shirley M. Hawkins.

unimproved ( )
This is improved (X) property, known as 100 Lexington Court, Nashville, Tennessee 37215
(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 day of August 1998

Shirley M. Hawkins

Shirley M. Hawkins

Ronald W. Prater

Ronald W. Prater

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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 Shirley M. Hawkins and Ronald W. Prater

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 27th day of August 1998.

Commission expires 10/9/2000

Notary Public

CAROL T. BAKER NOTARY PUBLIC

My Commission Expires October 9, 2000

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

MAIL ENV.

98 SEP -8 AM 8:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0485012

WARRANTY DEED

FROM

TO

RETURN TO:

~~GREGORY S. PERRONE~~
~~ATTORNEY - AT - LAW~~
~~109 Westpark Drive, Suite 330~~
~~Brentwood, Tennessee 37027~~

WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027
B-0267

7702 09/08 0101 03CHECK 1635.30

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

RECEIVED OF _____

FOR _____

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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	
	439000.00
CON TX	1624.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1635.30
CHECK	1635.30

09/08/98 01 09:00 0001 7702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485012
IDENTIF. # REFERENCE

98 SEP -8 AM 8:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343127