PREPARED BY (AND RETURN TO):

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WILKINS & IVEY
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W & I Ref: (sk) Title No: 40232
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Amanda G. Heltsley 316 51st Avenue North Nashville, TN 37209	NationsBanc Mortgage Corp. P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 91-15-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 78,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ed Hamlett, a married man,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amanda G. Heltsley,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly 44 feet of the southerly 100 feet of the westerly one-half of Block No. 9 on the Plat of the Realty Savings Bank and Trust Company's Revised Plat of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, register's Office for Davidson county, Tennessee.

BEGINNING 56 feet north of the northeast corner of 51st Avenue North and Elkins Avenue; thence with the easterly margin of 51st Avenue north, northerly 44 feet to a point, 50 feet south of the southerly margin of an alley; thence easterly and parallel with said alley 160 feet; thence southerly and parallel with the easterly margin of 51st Avenue North, 44 feet; thence westerly and parallel with the northerly margin of Elkins Avenue, 160 feet to the beginning.

BEING the same property conveyed to Sallye B. Hamlett by deed from Laurence B. LaMontague and wife, Daisy G. LaMontague of record in Book 6559, Page 315, Register's Office for said County. The said Sallye B. Hamlett has since died. The will of Sallye M. Hamlett of record in Will Book 222, Page 499, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Ed Hamlett. Said Will is also of record in Book 8657, Page 343, said Register's Office. Letters Testamentary of record in Minute Book 433, Page 732, Seventh Circuit Court for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 18, said Register's Office.

This is improved property, known as: 316 51st Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 1998.

Ed Hamlett

State of Tennessee
County of Davidson

On this 15th day of September, 1998, before me the undersigned authority, personally appeared **Ed Hamlett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 78,000.00

Affiant

Sworn and subscribed before me on the 15th day of September, 1998.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

2507 09/18 0101 03CHECK 299.6

98 SEP 18 PM 2:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Wldoc: Deed Wty—12/92

0489456
IDENTIF. + REFERENCE

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	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	299.60
CHECK	299.60

09/18/98 01 14:07 0001 2507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489456
IDENTIF. ↑ REFERENCE

98 SEP 18 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1347872