File Box #24

WARRANTY DEED

BOOK 11162 PAGE 305

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Raymond D. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 12-5-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond D. Anderson (NAME)	First Republic Mortgage (NAME)	MAP 105
832 A Heritage Trail (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 20
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	4D67007

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, Mark Stanley Hamilton and wife, Dianne Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond D. Anderson, unmarried

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:

BEING Lot No. 95 on the plan of Hermitage Hills, Section Twelve as of record in Book 4675, Page 125, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mark Stanley Hamilton by deed from William Wade Manning and wife, Bette Jo Manning of record in Book 7410, Page 430, Register's Office, Davidson County, Tennessee. Dianne Hamilton herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4820, Page 611 as amended in Book 4960, Page 506 and Book 4969, Page 667, said Register's Office.

This conveyance is subject to minimum building setback line and sewer, public utility and drainage easement containing an 8" sewer line of record in Book 4675, Page 125, said Register's Office.

unimproved ( )
This is improved (X) property, known as 832 A & B Heritage Trail, Hermitage, TN 37076
(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 16th day of October 19 98

Mark Stanley Hamilton
Mark Stanley Hamilton

Dianne Hamilton
Dianne Hamilton

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark Stanley Hamilton and wife, Dianne 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 the 16th day of October, 1998.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

050176

IDENTIF. ↑ REFERENCE

98 OCT 20 AM 11:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5537 10/20 0101 03CHECK 314.40

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

RECEIVED OF _____

FOR _____

BOOK 11162 PAGE 307

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 82000.00
				CON TX 303.40
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 314.40
				CHECK 314.40
			10/20/98 01	11:06 0001 5537

IDENTIF. ↑ REFERENCE 0501761

98 OCT 20 AM 11:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1360750