BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Hamilton (NAME)	SAME (NAME)	MAP 62-13 #9
3603 Brush Hill Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (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, Phillip Stephen Nickins and wife, Rebecca M. Nickins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence Hamilton

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 part of Lot No. 31 on the Map of Riverwood Subdivision, as of record in Book 547, page 62, Register's Office for said County, and being Lot No. 1 on the Map of L. A. Warren's Resubdivision of part of Lot No. 31, Riverwood Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, November 8, 1938, as follows:

BEGINNING at a point in the westerly margin of Brush Hill Road, the southeast corner of the part of Lot No. 31 designated as Lot No. 2 in Warren's Resubdivision conveyed to C. R. Galloway by deed of record in Book 1109, page 439, said Register's Office; thence with Galloway's southerly line, South 78 degrees 30 minutes West 175 feet to a point, Galloway's southwest corner, the common corner of Lots Nos. 1, 2 and 4, of Warren's Resubdivision; thence, south 87 degrees 30 minutes east with the northerly line of Lot No. 5 of the Warren's Resubdivision, 120 feet to a point in the westerly margin of Brush Hill Road, the common corner of Lots Nos. 1 and 5 of Warren's resubdivision; thence northerly with the westerly margin of Brush Hill Road, 100 feet to the point of beginning.

Being the same property conveyed to Phillip Stephen Nickins and wife, Rebecca M. Nickins by deed from George S. Yandell and wife, Amanda G. Yandell of record in Book 6563, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
is improved (X) property, known as 3603 Brush Hill Road, Nashville, TN 37216
(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 30th day of October 19 98

Phillip Stephen Nickins

Rebecca M. Nickins

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Stephen Nickins and wife, Rebecca M. Nickins

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 30th day of October 19 98.

Commission expires March 25, 2000

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

98 NOV -2 PM 2:12

ALL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0506774

Warranty Deed from Phillip Stephen Nickins and wife, Rebecca M. Nickins, to Lawrence Hamilton.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

0848 11/02 0101 03CHECK

432.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 114000.00
				CON TX 421.80
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 432.80
				CHECK 432.80
			11/02/98 01	14:12 0001 0848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506774
IDENTIF. ↑ REFERENCE

98 NOV -2 PM 2:12

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366003