This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Mark Rodriguez
P. O. Box 140907
Nashville, TN 37214

SEND TAX BILL:
To Owner

BOOK 11305 PAGE 329

MAP AND PARCEL:
MAP 72-14
PARCEL 113
27W-3885

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mark S. Hamilton and wife, Dianne K. Hamilton hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark Rodriguez, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING part of Lot No. 30, on the Brownsville Plan, of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, described according to a survey by John L. Sullivan, Surveyor, dated June 21, 1948, as follows:
>
> BEGINNING at a point in the center of Chapel Avenue, formerly Church Street, 382.5 feet north of the centerline of Straightway Avenue, said point being also the southwest corner of the property conveyed to Henry Lockridge and wife, Lillie Lockridge by deed from George W. Draper of record in Book 1283, Page 26, said Register's Office; thence with the center line of said Chapel Avenue, formerly Church Street, S8°W, 54.3 feet to a point; thence S82°33'E, 173 feet to an iron pin; thence N8°E, 52 feet to a post, being the southeast corner of said Lockridge Tract; thence with the southerly boundary line of said Lockridge Tract, S83°19'W, 173 feet to the beginning.
>
> Being the same property conveyed to Mark Hamilton and wife, Dianne Hamilton, by deed from Dean E. Flint of record in Book 10870, Page 350, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to a Deed of Trust payable to Tommy T. Lee and wife, Oneta F. Lee, of record in Book 10373, Page 718, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

This conveyance is subject to the right-of-way of Chapel Avenue.

Taxes for 1999 have been pro-rated and assumed by Grantee.

Dianne Hamilton and Dianne K. Hamilton is one and the same person.

This is improved property known as 2412 Chapel Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark Rodriguez, his heirs and assigns, forever; and we, Mark S. Hamilton and wife, Dianne K. Hamilton do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of January, 1999.

Mark S. Hamilton

Dianne K. Hamilton

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 S. Hamilton and wife, Dianne K. Hamilton the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 33,000.00

AFFIANT

Subscribed and sworn to before me this 20th day of January, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0539061

IDENTIF. & REFERENCE

99 JAN 21 AM 8:36

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

5224 01/21 0101 03CHECK 133.10

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0539061

IDENTIF. & REFERENCE

99 JAN 21 AM 8:36

HL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	33000.00
CON TX	122.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	133.10
CHECK	133.10

01/21/99 01 08:34 0001 5224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414648