PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
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W & I Ref: (gj) Title No: 40641
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shane D. Hamill Sara C. N. Hamill 213 Westfield Drive Nashville, Tennessee 37221	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 128-13-A-213

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 94900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry W. Deason, Jr. and spouse, Laura C. Vafides Deason,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shane D. Hamill and spouse, Sara C. N. Hamill,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No.213, on the plan of Westfield Condominium (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page ,590 as revised in Book 6250, page 748, as amended in Book 6831, page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Larry W. Deason, Jr., and Laura C. Vafides, as joint tenants with right of survivorship by deed from Montez M. McBride, a single person, of record in Book 9315, page 87, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 590 as revised in Book 6250, page 748 as further shown as described in a document of record in Book 6831, page 982, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book Book 6678, page 771, Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; Grant of easement for sewer line dated April 26, 1985 between Bellevue Associates and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 6551, page 981, said Register's Office; Subject to certain easements and restrictions as contained in Warranty Deed between Bellevue Associates, a Tennessee General Partnership and George Gianikas, Trustee of record in Book 6551, page 988, said Register's Office; Subject to agreement of dedication of public utilities

easement of record in Book 7803, page 694, said Register's Office.Lack of direct access to Interstate 40, a controlled access highway along the northwesterly boundary of subject property.

This is improved property, known as: 213 Westfield Drive, Nashville, Tennessee 37221

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 29th day of January, 1999.

Larry W. Deason, Jr. **Laura C. Vafides Deason**

State of Tennessee
County of Davidson

On this 29th day of January, 1999, before me the undersigned authority, personally appeared **Larry W. Deason, Jr.** and **Laura C. Vafides Deason**, 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: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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: $ 94900.00

Affiant

Sworn and subscribed before me on the 29th day of January, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

99 FEB -2 PM 2:19
PAUL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
054041

02/02/99 01:41 CHECK 362.13

Wildc Deed Wiz—12/97

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0544041
IDENTIF. ↑ REFERENCE
99FEB-2 PM 2:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	94900.00
CON TX	351.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.13
CHECK	362.13

02/02/99 01 14:17 0001 0533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419885