WARRANTY DEED

BOOK 11402 PG. 372

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY, 223 Madison Street, S. 102, Madison, TN 37115

My Commission Expires MAR. 23, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Hamilton	Same as New Owner	MAP 44-5
(NAME) 108 Paxton Court	(NAME)	PARCEL 233
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, Dean E. Flint

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Hamilton and wife, Diane 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:

SEE ATTACHED EXHIBIT A

05566279
IDENTIFICATION REFERENCE

99 MAR 26 PM 3:43

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 107 and 109 Rayon Drive, Old Hickory, TN 37138
(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 my hand this 19th day of March 19 99

Dean E. Flint

Dean E. Flint

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dean E. Flint

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 19th day of March, 19 99.

Commission expires March 23, 2002

DANIEL L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ My Commission Expires MAR. 23, 2002 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

EXHIBIT A

BOOK 11402 PG. 374

LAND in Davidson County, Tennessee, being Lot No. 229 on the Map of the Rayon City, of record in Plan Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the southeast side of Rayon Drive and runs back between parallel lines 147 feet on the southwest side and 143.6 feet on the northeast side and measures 50.5 feet at the rear.

BEING a part of the same property conveyed to Dean Flint by Warranty Deed from Charles E. Gann and wife, Bobbie B. Gann, a/k/a Bobbie Jean Gann, which deed is of record in Book 10153, Page 137, Register's Office for Davidson County, Tennessee.

AND

Land in Davidson County, Tennessee, being Lot No. 230 on the Map of Rayon City, of record in Plan Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 230 fronts 50 feet on the easterly side of Rayon Drive and runs back 145 feet on the southerly line and 147 feet on the northerly line to a dead line, measuring 77 feet thereon.

Being a part of the same property conveyed to Dean Flint by Warranty Deed from Charles E. Gann and wife, Bobbie B. Gann of record in Book 10153, Page 137, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF RAYON CITY OF RECORD IN PLAN BOOK 843, PAGE 13, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL PRINCIPAL AMOUNT OF $137,000.00 payable to Charles E. Gann and wife, Bobbie B. Gann, recorded 8/12/96 of record in Book 10153, Page 141, Register's Office for Davidson County, Tennessee, WHICH THE GRANTOR HEREIN SHALL REMAIN RESPONSBILE FOR THE PAYMENT THEREOF.

Dean Flint

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11402 PG. 375

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

05566279

IDENTIF. & REFERENCE

99 MAR 26 PM 3:43

CAMT
143000.00
CON TX 603.10
PRFEE 1.00
MBEED 12.00
CFEE 2.00
TOTAL 618.10
CHECK 618.10

03/26/99 01 15:42 0001 4044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443118