48A
Real

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

BOOK 11471 PG. 601

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus D. Hamilton	Citibank, FSB	172-12-A 138.00
(NAME)	(NAME)	
257 Burgandy Hill Road	12855 North Outer Forty Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	St. Louis, MO 63141	
(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, David E. Powell and wife, Lynn Marie Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus D. Hamilton and wife, Jennifer L. 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, TN, being Lot No. 90 on the Plan of Section Nine, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David E. Powell and wife, Lynn Marie Powell by deed from Claridge Builders, Inc. of record in Book 8857, Page 446, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170 and Book 8681, Page 252; By-laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304 and Book 9779, Page 672; Deeds of Conveyance in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

0584921

IDENTIFICATION REFERENCE

10 PM 2:04

REGISTER
DAVIDSON COUNTY, TN.

DEED 05/10 0101 CHECK 504.30

unimproved ( )
This is improved (X) property, known as 257 Burgandy Hill Road, Nashville, TN 37211
(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 10th day of May, 19 99

David E. Powell

David E. Powell

Lynn Marie Powell

Lynn Marie Powell

BOOK 11471 PG. 602

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Powell and wife, Lynn Marie Powell

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 Brentwood, Tennessee, this 10th day of May 19 99.

Commission expires May 16, 1999

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11471 PG. 603

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

05849211

IDENTIFICATION REFERENCE

99 MAY 10 PM 2:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05/10/99 01 14:07 0001 3862

DAMT	155000.00
CON TX	573.50
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	584.50
CHECK	584.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458517