BOOK 11628 PAGE 878

RECORDING:
J... F.C.
2... ILDRIVE
N... VILLE, TN 37204

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILE #: 1308-1
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,900.00
Thelma Hall
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1999
Notary Public
MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thelma J. Hall (NAME)	First Federal Bank, FSB (NAME)	MAP 156-02
649 Harpeth Knoll Road (ADDRESS)	P. O. Box 1910 (ADDRESS)	PARCEL 19
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Tuscaloosa, AL 34503 (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 Matthew Hamilton and Jennifer B. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. RAMIREZ, MARIA E. RAMIREZ AND CHRISTINA N. RAMIREZ, all unmarried, all minor children, as tenants in common

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 Lot No. 248 on the Plan of Harpeth Valley Park, Section 2, of record in Book 3700,p age 129, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Matthew Hamilton and wife, Jennifer B. Hamilton by deed from James A. Frazier and wife, Barbara M. Frazier, of record in Book 10587, page 361, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3700, page 129, said Register's Office; and (c) restrictive covenants of record in Book 4148, page 696, Book 4226, page 825, Book 5051, page 92, Book 5197, page 123 and Book 5228, page 718, said Register's Office.

99 AUG 20 PM 2:59
RECEIVED
DAVIDSON COUNTY, TN
REGISTER'S
0626951
DEED & REFERENCE

unimproved ( )
This is improved (X) property, known as 649 Harpeth Knoll Road, Nashville, Tennessee 37221
(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.

08/20/99 0101 03CHECK 632.23

Witness our hands this 18th day of August 1999

David Matthew Hamilton

Jennifer B. Hamilton

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 David Matthew Hamilton and Jennifer E. Hamilton

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 18th day of August, 1999.

Commission expires 11/27/99

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 _____.

My commission expires _____

_____
Notary Public

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

0626951
IDENTIF. # REFERENCE

99 AUG 20 PM 2:59

REGISTER
DAVIDSON COUNTY, TN.

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	CAMT
	167900.00
CON TX	621.23
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	632.23
CHECK	632.23

08/20/99 01 15:00 0001 889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504922