WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 218,500.00

Robert G. Zepernick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 2000

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/02/00 08:50 2pgs
Fees:11.00 Taxes:808.45
20001102-0108707

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Zepernick (NAME)	Union Planters Bank, National Association (NAME)	MAP 171, GROUP 3A
108 Paxton Court (ADDRESS)	2019 Richard Jones Road, Ste.300 (ADDRESS)	PARCEL 28.00 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	6DU83430

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, Mark S. Hamilton and wife, Dianne Knapp Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert G. Zepernick, an unmarried person

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:

BEING Lot 217 on the Plan of Section 1B, Fredericksburg, of record in Book 7900, Page 509, and amended in Book 7900, Page 552, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8920, Page 65; and amended in Book 9500, Page 393, and Book 9860, Page 840; By-Laws in Book 8920, Page 45; and Charter in Book 8920, Page 40, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mark S. Hamilton and wife, Dianne Knapp Hamilton by deed from Paul E. Towler and wife, Joy K. Towler of record in Book 9537, Page 718, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 7798, Page 843, said Register's Office.

This conveyance is subject to public utility easement, drainage easement, and minimum building setback lines of record in Book 7900, Page 509, and amended in Book 7900, Page 552, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 108 Paxton Court, Brentwood, TN 37027
(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 31st day of October, 2000

Mark S. Hamilton

Dianne Knapp 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 Mark S. Hamilton and wife, Dianne Knapp 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 31st day of October, 2000.

Commission expires 1-26-2002

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

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to deed conveying easement of record in Book 10539, Page 197, said Register's Office.