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Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $229,900.00

Philip D. Lanham
Affiant

Subscribed and sworn to before me, this 29th day of June, 2001.

Carol R Rivers
Notary Public
My commission expires: 11/30/04

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 30, 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Philip D. Lanham	Bank of America, N.A.	171-03-0-A
4724 Potomac Lane	2059 Northlake Parkway	089.00CO
Brentwood TN 37027	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Victoria Gandara Hinson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Philip D. Lanham, hereinafter called the Grantees, their successors 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. 192 on the Plan of Fredericksburg, Section Four, of record in Book 7900, Page 509, amended in Book 7900, Page 749, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Victoria Gandara Hinson by warranty deed from Lawrence D. Wilson and wife, Teresa Wilson, dated December 2, 1999, recorded in Instrument No. 199912100301864, Register's Office for said County. John P. Hinson joins in this conveyance to transfer any interest he may have in subject property, marital or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4724 Potomac Lane, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of June, 2001.

Victoria Gandara Hinson

John P. Hinson

Davidson County DEEDWARR
Recvd: 07/06/01 13:46 2pgs
Fees:13.00 Taxes:850.63

20010706-0072345

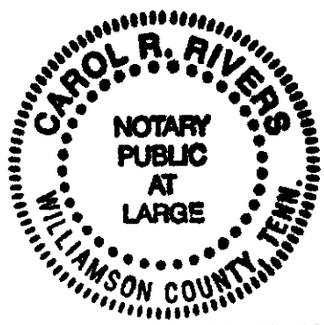
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Victoria Gandara Hinson and John P. Hinson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 29th day of June, 2001.

Notary Public

My Commission expires 11/30/04



My Commission Expires NOV. 30, 2004