BOOK 4478 PAGE 311

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL OR LOT NUMBER
Marvin Gray, et al	Murphree Mortgage Company	95-5
(NAME)	(NAME)	
214 McClaren Rd	226 Third Avenue, N.	Par 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Marvin Gray and wife, Stella Gray and Elmo S. Gray and wife, Patricia Gray, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $12,750.00, secured by a deed of trust to John W. Murphree, Trustee, dated July 13, 1959, and recorded in book 2944, page 111, Register's Office for Davidson County, Tennessee.

I, Charles R. Hamilton, Sr., a widower,

have this day bargained and sold, and do hereby transfer and convey unto the said Marvin Gray and wife, Stella Gray and Elmo S. Gray and wife, Patricia Gray,

their ~~heirs~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 28 on the plan of Creekside Heights, as of record in book 2663, pages 114 and 115, Register's Office for said County.

Said lot No. 28 fronts 128.81 feet on the westerly side of Willowen Drive and runs back between lines 226.2 feet on the northerly line and 281.7 feet on the southerly line to a dead line in the rear on which it measures 210 feet.

Being the same property conveyed to Charles R. Hamilton, Sr., and wife, Annie Mai Hamilton, by deed from Jacob C. Crotts and wife, of record in book 3285, page 139, said Register's Office, the said Annie Mai Hamilton having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 16,334.35

Subscribed and sworn to before me, this the 5th day of February 1971

Affiant

My Commission expires 8/9/72 (Affix Seal)

Notary Public

This is unimproved / improved property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Marvin Gray and wife, Stella Gray and Elmo S. Gray and wife, Patricia Gray, their ~~heirs~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except as stated herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Marvin Gray and wife, Stella Gray and Elmo S. Gray and wife, Patricia Gray, their ~~heirs~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* February, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Charles R. Hamilton, Sr.
Charles R. Hamilton, Sr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Charles R. Hamilton, Sr. *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 5th *day of* February, *19* 71

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ....of the..... *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

FEB-8[illegible]	CONV	16,334.35			
FEB-8[illegible]	S'TAX		A*	42.38	
FEB-8[illegible]	PR'FEE		A*	.50	
FEB-8[illegible]	W'DEED		A*	3.00	* 45.88

WARRANTY DEED

FROM
Charles R. Hamilton, Sr.
TO
Marvin Gray, et al

B 0 4 1 4 0

IDENTIF. REFERENCE

FEB 8 12 24 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

FILE: Dobson & Johnson, Inc.