B 62633

BOOK 4608 PAGE 952

FORM NO. WD-1

IDENTIF. REFERENCE

JUN 9 3 39 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 1972

Notary Public

MY COMMISSION EXPIRES: Nov. 12, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1720 Parkway Towers, Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Hamilton, etux (NAME) | ~~New Owner~~ Fidelity FederalS&L (NAME) | Map 41-12 |
| 425 North Kemper Dr. (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Par 102 |
| Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Herbert E. Bastin and wife, Lorene S. Bastin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Hamilton and wife, Betty B. 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, Tennessee, being Lot No. 6 on the Plan of Kemper Heights, Section 5, as of record in Book 3106, Page 52, Register's Office for said County.

Said Lot No. 6 fronts 90 feet on the southerly side of North Kemper Drive and extends back between lines, 322.89 feet on the westerly side and 299.59 feet on the easterly side, to a dead line in the rear, measuring 184.05 feet thereon.

Being the same property conveyed to Herbert E. Bastin and wife, Lorene S. Bastin, by deed from Charles W. Evilcizer and wife, Juanita S. Evilcizer, of record in Book 4013, Page 994, and re-recorded in Book 4027, Page 483, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 3283, Page 609, said Register's Office, and the Plan of record in Book 3106, Page 52, said Register's Office.

It is agreed and understood that the above named grantees assume and agree to pay the remaining unpaid balance on a deed of trust of record in Book 4013, Page 995, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 425 N. Kemper Drive, Madison, Tennessee
(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 9th day of June, 1972

Herbert E. Bastin

Lorene S. Bastin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom A. Colmon, a Notary Public in and for said County and State, the within named Herbert E. Bastin and wife, Lorene S. Bastin

the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June 19 72

Commission expires Nov. 12, 1972

Tom A. Colmon
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

041943-3

WARRANTY DEED

FROM Herbert E. Bastin, etux

TO James L. Hamilton, etux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| JUN-9 72 | CONV | 29,900.00 | | | |
| JUN-9 72 | S'TAX | | A* | 77.74 | |
| JUN-9 72 | PR'FEE | | A* | .50 | |
| JUN-9 72 | W'DEED | | A* | 4.00 | * 82.24 |