This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

WARRANTY DEED

Tenn Title Co. G-226176

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
C. Franklin Hammer, Jr.	Fidelity Federal Savings & Loan Association	6D - 32195
(NAME) 321 Bramblewood Drive	(NAME) 401 Union Street	BOOK 4609 PAGE 479
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37211	(STREET ADDRESS) Nashville, Tennessee 37219	145
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 -------- ($10.00) ---------- Dollars,
cash in hand paid and other good and valuable consideration,
the receipt of which is hereby acknowledged,

we, J. Horton Rice and wife, Josephine W. Rice,

have this day bargained and sold, and do hereby transfer and convey unto the said

C. Franklin Hammer, Jr. and wife, Mary Bess Hammer,

their (successors), heirs and assigns,

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

Being Lot No. 421 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Bramblewood Drive at the corner of Lots 420 and 421; thence with the line between said lots southerly 159.6 feet to the corner of Lot 422; thence with the line between Lots 421 and 422, easterly 150 feet to the west margin of Montclair Drive; thence with the margin of the same northerly 139.5 feet to the beginning of a curve; thence around said curve northwesterly 31.39 feet to the south margin of Bramblewood Drive; thence with the margin of the same, westerly 130 feet to the point of beginning.

Being the same property conveyed to J. Horton Rice and wife, Josephine W. Rice, by deed from Brentwood Homes, Inc., as of record in Book 2346, page 557, said Register's Office.

This conveyance is made subject to (1) Restrictions in Book 2332, page 92; and (2) The recorded plan shows Owner's Cert. 50-ft setback line from Bramblewood Dr, 58-ft setback line from Montclair Dr. and 10-ft easement for utilities along south line of the lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 12th day of June 1972

Affiant C. Franklin Hammer, Jr.

My commission expires: Oct. 19 1975 (Affix Seal)

Notary Public Helen M Blakely

This is unimproved ( ) improved (X) property, known as 321 Bramblewood Drive, Nashville, Tenn. 37211
(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

C. Franklin Hammer, Jr. and wife, Mary Bess Hammer,

their (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said C. Franklin Hammer, Jr. and wife, Mary Bess Hammer, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this twelfth day of June, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Josephine W. Rice
JOSEPHINE W. RICE

J. Horton Rice
J. HORTON RICE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Horton Rice and wife, Josephine W. Rice,

the within named bargainors, 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 12th day of June, 1972.

Helen M Blakely Notary Public

Commission expires Oct. 19, 1975.

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 _____

JUN 12 72 CONV 22,500.00
JUN 12 72 S TAX A* 59.50
JUN 12 72 PR FEE A* .50
JUN 12 72 W DEED A* 4.00 * 63.00

001949-8

WARRANTY DEED

FROM

J. HORTON RICE, et ux

TO

C. FRANKLIN HAMMER, JR., et ux

B 63099

IDENTIF. REFERENCE

JUN 12 3 45 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE