This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

From Information furnished by Seller

WARRANTY DEED

BOOK 4786 PAGE 30

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip R. Hamilton, et ux (NAME)	Noel-Palmer Mortgage Co. (NAME)	9D-6626
8028 Regency Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Map. 128-14
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37201 (CITY) (ZONE) (STATE)	Par. 155

FOR AND IN CONSIDERATION of the sum of ----$10----

-----Ten and no/100----- *Dollars,*

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged.

We, James R. Cox and wife Fannie L. Cox

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

Philip R. Hamilton and wife Alice A. Hamilton

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

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

Being Lot No. 113 on the Plan of Harpeth Park, Section 3, as of record in Book 4175, page 14, Register's Office Davidson County, Tennessee.

Said Lot NO. 113 fronts 90.0 feet on the southerly margin of Regency Drive and extends back 192.0 feet on the westerly line and 193.18 feet on the easterly line to a line in the rear measuring 90.06 feet thereon.

Being the same property conveyed to James R. Cox and wife Fannie L. Cox by deed from John F. Robertson, Jr., and wife Catherine L. Robertson of record in Book 4556, page 799, Register's Office Davidson County, Tennessee.

This conveyence is made subject to restrictions of record in Book 4232, page 417, said Register's Office.

JOHN V. ADAMS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 31,250.00

Subscribed and sworn to before me, this the 4th day of February January 19 74

Affiant

My commission expires: 5-1-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 8028 Regency Drive, Nashville, Tennessee 37205
(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

Philip R. Hamilton and wife Alice A. Hamilton

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* Philip R. Hamilton and wife Alice A. Hamilton

their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 4th day of ~~January~~ February, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James R. Cox

Fannie L. Cox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Cox and wife Fannie L. Cox 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 this 4th day of January Feb., 1974, Tennessee.

Commission expires 5-1-76

John V. Adams
Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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____.

Commission expires _____

_____
Notary Public

FEB-6 '74 CONV 31,250.00
FEB-6 '74 S'TAX A* 81.12
FEB-6 '74 PR'FEE A* .50
FEB-6 '74 W'DEED A* 4.00 * 85.62

WARRANTY DEED

FROM

JAMES R. COX, ET UX

TO

PHILIP R. HAMILTON, ET UX

C 40990

IDENTIF. REFERENCE

FEB 6 2 22 PM '74

FELIX [illegible]
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Paul Cox CB

WILKINSON [illegible]
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201