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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Houston Mayhew Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF February 1974

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Houston Mayhew, Jr. et ux (NAME)	HAMILTON MORTGAGE CORPORATION (NAME)	13DA 34245
765 Ringgold Drive (STREET ADDRESS OR ROUTE NUMBER)	6065 Rosewell Road, N. E. (STREET ADDRESS)	Map 59-14
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par 80

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, John Albert Simons and wife, Nettie Clara H. Simons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Houston Mayhew, Jr. and wife, Luella Mayhew

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. 18 on the Plan of Haynes Manor, Section 1, of record in Book 3600, page 85, Register's Office for said County.

SAID Lot No. 18 fronts 65 feet on the southeasterly margin of Ringgold Drive, and runs back between lines, 135 feet on the northeasterly line and 102 feet on the southwesterly line, to a broken line in the rear, measuring 75.2 feet thereon.

BEING the same property conveyed to John Albert Simons and wife, Nettie Clara H. Simons by deed from Richard L. Neil and wife, Berlene J. Neil of record in Book 4250, page 578, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3829, page 720, and Book 3840, page 404, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 765 Ringgold Drive, Nashville, Tennessee 37207 (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 hands this 4th day of February, 1974

John Albert Simons

Nettie Clara H. Simons

NOTARY PUBLIC JACKSON COUNTY

NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF MISSOURI
Jackson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Albert Simons and wife, Nettie Clara H. Simons

the 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 Kansas City, Missouri, this 4th day of February 19 74

Commission expires June 30, 1976

Earl L. Tull
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

file in box # 4

WARRANTY DEED

FROM
JOHN ALBERT SIMONS ET UX.

TO
HOUSTON MAYHEW, JR.

C 43055

IDENTIF. REFERENCE

FEB 22 11 42 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB22	CONV	28,000.00			
FEB22	S'TAX		A*	72.80	
FEB22	PB'FEE		A*	.50	
FEB22	W'DEED		A*	4.00	* 77.30