BOOK 4825 PAGE 349

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Virginia Hammock (NAME)	Same (NAME)	94-1
2909 Lyncrest Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	53 pw
Donelson, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight thousand, five hundred & no/100 ($8,500.00) Dollars,

JUN 17 77 CONV *8,500.00
JUN 17 77 S TAX A* 22.10
JUN 17 77 PR FEE A* .50
JUN 17 77 W DEED A* 4.00 * 26.60

We, Martin F. Nocton, Jr. and wife, Rubye Nocton,

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

her ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Payne, Blakemore & Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 41 fronts 50 feet on the westerly side of South Twelfth Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Martin F. Nocton, Jr. by deed from Melia N. Hall of record in Book 4802, page 492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements or encumbrances which are matters of public record. Expressly: A certain deed of trust executed by Martin F. Nocton, Jr. and wife, Rubye Nocton to John Ross Nanni, Trustee, on March 29, 1974 and of Record in the Register's Office for Davidson County, Tennessee.

This lien is in the amount of Three Thousand, one hundred & no/100 ($3,100.00) dollars receipt of this amount is hereby acknowledged to apply as a credit against the consideration of this deed.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 28 day of May 19 74.

My commission expires: 11-4-74 (Affix Seal)

Affiant Robert L. Taylor

Notary Public Dewey W Podgo

This is unimproved ( ) improved (x) property, known as 614 (House Number) South 12th Street (Street) Nashville, Tn. 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

Virginia Hammock, her ~~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. Except encumberences as of Record in the Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Virginia Hammock, her ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this day of May 3, 19 74, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martin F. Nocton, Jr.

Rubye S. Nocton

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Glenn Stoner, *a Notary Public in and for said County and State,* Martin F. Norton, Jr. and wife, Ruby Norton,

the within named 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 20th *day of* May, *19* 74

GLENN STONER NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE SEAL

Glenn Stoner
Notary Public

Commission expires 7-15-76

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 .....

WARRANTY DEED

FROM

Martin F. Norton, Jr.

TO

Virginia Hammock

C 5 8 9 3 0

T

IDENTIF. REFERENCE

JUN 17 10 09 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
Denise Jones
1812 18th Avenue North
Nashville, Tn. 37208

Compliments of

Guaranty Title

Office of

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

mail to:
Robert L. Taylor
301 Slademan Bldg.
Nashville, Tenn.