THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

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WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs. V. E. Hamilton same as below	Lomas & Nettleton Co. 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S) 9D-57526	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 233 New Sawyer Brown Road	LOAN OR ACCOUNT NO. 15-41-86491 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 16, 1971, in the original principal sum of $18,000.00, payable to Murphree Mortgage Company (Now Lomas & Nettleton Company), in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust exeucted by George T. Espinoza and wife, to J. Robert Cannon, Trustee, as of recor in Book 4511, page 814, as assigned to Federal National Mortgage Association, by assignment dated May 24, 1973, not of record,

GEORGE T. ESPINOZA and wife, VALDA S. ESPINOZA hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto V. E. HAMILTON and wife, STELLA HAMILTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 116 on the Plan of Stacey Square, Section 3, as of record in Book 4175, page 154.

Said Lot No. 116 fronts 80 feet on the northerly side of Sawyer Brown Road and extends back 178.9 feet on the westerly line and 142.0 feet on the easterly line , to a dead line measuring 92.95 feet thereon.

Being the same property conveyed to George T. Espinoza and wife, Valda S. Espinoza, by deed from C. & S. Builders, Inc., a Tennessee corporation, of record in Book 4511, page 812.

This conveyance is made subject to restriction in Book 4467, page 85.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1974 taxes, which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of July, 1974.

Valda S. Espinoza
Valda S. Espinoza

George T. Espinoza
George T. Espinoza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David R. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named George T. Espinoza and wife, Valda S. Espinoza 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, the 31st day of July, 19 74.

My commission expires: 7/27/77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,400.00

V. E. Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 74

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

C 65720

IDENTIF. REFERENCE

AUG 2 1 44 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM GEORGE T. ESPINOZA AND WIFE

TO V. E. HAMILTON AND WIFE

Return to: KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AUG-2 CONV 22,400.00
AUG-2 S'TAX A* 58.24
AUG-2 PR'FEE A* .50
AUG-2 W'DEED A* 4.00 * 62.74

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public