This Instrument Was Prepared By

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Dewey W. Peden (57)
Of the Law Firm of Peden & Peden
Stahlman Building, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur Hambrick	Commerce Union Bank	20W 12162
(NAME)	(NAME)	
720 Joseph Avenue	P. O. Box 2546	Map 82-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 59
Nashville, Tennessee	Nashville, Tennessee 37219	
(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 considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration, Arthur Hambrick assumes and agrees to pay the unpaid balance of an original indebtedness of $11,400.00, secured by a deed of trust of record in Book 4058, page 250, Register's Office for Davidson County, Tennessee.

We, James A. Lee and wife, Oraint S. Lee

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

their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 on the Plan of the Nashville Housing Authority Subdivision, No. 1, as of record in Book 3700, page 42, Register's Office for said County.

Said Lot No. 6 fronts 55.0 feet on the westerly margin of Joseph Avenue, and runs back between parallel lines measuring 145.0 feet on each line to a dead line in the rear measuring 55.0 feet thereon.

Being the same property conveyed to James Archie Lee and wife, Oraint S. Lee, by deed from Andrew Ewing, Trustee for Mayfair Homes, Inc. and Evans and Crockett, Inc., d/b/a Evans-Crockett-Mayfair, of record in Book 4058, page 248, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 24th day of January, 19 75

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

RECORDED
JAN 27 1975
AT 8:30 A.M.
TAX
DAVIDSON CO. TENN.

This is unimproved ( ) improved (X) property, known as 720 Joseph Avenue, Nashville, Tennessee
(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 Arthur Hambrick

his *(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* Arthur Hambrick

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

Witness our *hand* s *this* 24th *day of* January, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James A. Lee

X Oraint S. Lee

Oraint S. Lee

ILLINOIS

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STATE OF XXXXXXXX }
COUNTY OF XXXXXX } PEORIA

Personally appeared before me, Mark D Whitten, a Notary Public in and for said County and State, James A. Lee and wife, Orain S. Lee

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 this 27th day of Jan, 19 75

Commission expires 9-6-75 Mark D Whitten Notary Public

MARK D. WHITTEN NOTARY PUBLIC Illinois PEORIA COUNTY

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

C 86098

IDENTIF. REFERENCE

JAN 31 9 12 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 31 75 CONV 70,000.00
JAN 31 75 S'TAX A* 36.40
JAN 31 75 PR'FEE A* .50
JAN 31 75 W'DEED A* 4.00 * 40.90

WARRANTY DEED

FROM

James A. Lee et ux

TO

Arthur Hambrick

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238