ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Don Simmons, et ux (NAME)	Hamilton Mortgage Corporation (NAME)	150-1
450 Clearwater Drive (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Road, N.E. Suite 228 (STREET ADDRESS)	180
Nashville, Tn. (CITY) (STATE) (ZIP CODE)	Atlanta, Ga. 30328 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Don Simmons and wife, Judy Simmons, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of the unpaid balance of a note in the original amount of $29,000.00, secured by a deed of trust to Alan L. Saturn, Trustee, dated January 18, 1974, and recorded in Book 4782, page 867, and re-recorded in Book 4789, page 523, Register's Office for Davidson County, Tennessee.

We, Vance Reed Littlefield and wife, Jean Beatty Littlefield,
have bargained and sold, and by these presents do transfer and convey unto the said
Don Simmons and wife, Judy Simmons,
the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson
County, State of Tennessee, described as follows:

Being Lot No. 773 on the Plan of Section 16, Edge-O-Lake Estates, of record in Book 4175, page 157, Register's Office for said County.

Said Lot No. 773 fronts 85.0 feet on the southeasterly margin of Clearwater Drive and extends back 141.36 feet on the southwesterly line and 127.74 feet on the northeasterly line, to a dead line in the rear, measuring 74.50 feet thereon.

Being the same property conveyed to Vance Reed Littlefield and wife, Jean Beatty Littlefield, by deed from Donald Glenn Jones and wife, Shirley P. Jones, of record in Book 4782, page 865, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 450 Clearwater Drive
(House Number) (Street)
Nashville, Tn.
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 31st day of January, 19 75.

X Vance Reed Littlefield
Vance Reed Littlefield

X Jean Beatty Littlefield
Jean Beatty Littlefield

BOOK 4886 PAGE 454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Vance Reed Littlefield and wife, Jean Beatty Littlefield, 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, this 31st day of January, 1975.

My commission expires 8/14/76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,303.63
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 31st day of January, 1975.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:

Name Address

FEB-3 75 CONV 75,303.63
FEB-3 75 S'TAX A* 91.78
FEB-3 75 PR'FEE A* .50
FEB-3 75 W'DEED A* 4.00 * 96.28

WARRANTY DEED

FROM Vance Reed Littlefield, et ux

TO Don Simmons, et ux

C 86244

IDENTIF. REFERENCE

FEB 3 9 05 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217.

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HESSEY REV. 4/1/73