BOOK 4901 PAGE 551

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,333.50

John F. Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF April, 1975.

Dean Robinson
Notary Public

MY COMMISSION EXPIRES: 11-18-78

(AFFIX SEAL)

DAVIDSON COUNTY TENN. REGISTER'S OFFICE

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson Attorneys, 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Hamilton (NAME)	Home Federal Savings & Loan Assoc. (NAME)	
570 Upshaw Dr. (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	107-4
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	33

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, Robert J. Howard and wife, Barbara E. Howard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Hamilton and wife, Lisa G. Hamilton

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:

Being Lot No. 55 on the Plan of Larkwood, as of record in Book 2900, page 144, Register's Office, Davidson County, Tennessee.

Said Lot No. 55 fronts 80 feet on the westerly side of Upshaw Drive and runs back between lines, 261.21 feet on the northerly line and 261.22 feet on the southerly line, to a line in the rear on which it measures 99.17 feet.

Being the same property conveyed to Robert J. Howard and wife, Barbara E. Howard by deed from Tommy John Short and wife, Patricia Ann Short, as of record in Book 4818, page 335, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument in favor of Home Federal Savings & Loan Association.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance, except that the existing escrow overage is to be refunded to the Grantors, by the mortgagee.

This is unimproved ( ) improved (X) property, known as 570 Upshaw Drive, Nashville, Tn. 37214
(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 sa'd 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 hand S this 2nd day of April, 1975

Robert J. Howard

Barbara E. Howard

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Howard and wife, Barbara Howard

the bargainor, 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 2ND day of April 1975

Commission expires 11-18-78

Dean Robinson
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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

WARRANTY DEED

FROM Robert J. Howard et ux

TO John F. Hamilton et ux

C 93116

IDENTIF. REFERENCE

APR 4 10 34 AM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

APR-4-75	CONV	26,333.56				
APR-4-75	S'TAX		A*	68.38		
APR-4-75	PR'FEE		A*	.50		
APR-4-75	W'DEED		A*	4.00	*	72.88