Prepared by: Russell B. Smith
1414 Parkway Towers
Nashville, Tenn. 37219

BOOK 4902 PAGE 875

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105-13
361 PW

WARRANTY DEED

For and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, and for further consideration of the love and affection that we entertain for our parents, James A. Hamlett , Sr. and wife, Roxie B. Hamlett, we and William Eugene Hamlett, Sr. and wife, Fannie M. Hamlett, have bargained and sold and by these presents do transfer and convey unto James A. Hamlett, Sr. and wife, Roxie B. Hamlett, a life estate or for the natural life of each of them, the following described property, to-wit:

Land in Davidson County, Tennessee, being lot No. 45 and a small triangle out of the easterly part of lot No. 46 on the map of Waldkirch's Subdivision, as of record in book 421, page 90, Register's Office for said County, described together according to a survey made by James A. Hamilton, Jr., Surveyor, March 15, 1956, as follows:
Beginning on the northerly margin of Walkirch Avenue at the corner of lost Nos. 45 and 46; thence with the line between said two lots, northwardly 38.97 feet to an iron pin; thence leaving the line between said two lots and along the westerly wall of a dwelling now on lot No. 45, northwardly 33.78 feet to the northwest corner of said dwelling; thence with the north wall of said dwelling, eastwardly 2.45 feet to a point on the line between said lots Nos. 45 and 46; thence with the line between said two lots, northwardly 76.53 feet to the southerly margin of an alley; thence with same, eastwardly 70 feet to the westerly margin of 9th Avenue South; thence with same, southwardly 148 feet to the northerly margin of Waldkirch Avenue; thence with same, westwardly 68.4 feet to the beginning.
Together with an easement upon, across and over lot No. 46 for the sole purpose of maintenance to said dwelling.
Being the same real property conveyed to James A. Hamlett by deed from James Lee Davis and wife, Frieda B. Davis, of record in book 3807, page 443, Register's Office for Davidson County, Tennessee, and also being the same property inherited by William Eugene Hamlett from his brother, James A. Hamlett, deceased, who died intestate and a single man without issue, on or about 15 December 1973.

To have and to hold said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said James A. Hamlett, Sr. and wife, Roxie B. Hamlett, for their natural lives or for the life of each of them.

And we do covenant with the said James A. Hamlett, Sr. and wife, Roxie B. Hamlett, for their natural lives or for the life of each of them, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except

for that which is hereinbefore described.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

In testimony whereof we have hereunto set our signatures, this the 6 day of March, 1975.

William Eugene Hamlett Sr.
Fannie Mae Hamlett

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IDENTIF. REFERENCE

APR 9 1 44 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR-9-75	CONV	14,050.00			
APR-9-75	S'TAX		A*	36.40	
APR-9-75	PR'FEE		A*	.50	
APR-9-75	W'D&ED		A*	4.00	* 40.90

STATE OF MICHIGAN)
COUNTY OF Wayne)

Personally appeared before me, Jacqueline D. Treadway, a Notary Public in and for said County, the within named bargainors, William Eugene Hamlett Sr & Fannie Mae Hamlett, 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 office this 6 day of March, 1975.

Jacqueline D. Treadway
Notary Public

My Commission expires: 1-24-76

JACQUELINE D. TREADWAY NOTARY PUBLIC WAYNE COUNTY, MICH.

JACQUELINE D. TREADWAY NOTARY PUBLIC WAYNE COUNTY, MICH.

Buyer: Jos. A. Hamlett etux - Jeff Bills
900 Woodside Ave
Nash. Tenn.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $14,050 Affiant Jesse B Ewing
Subscribed and sworn to before me this 9th day of April 19 75

Deputy Register D. Hood
Dep Register