BOOK 4993 PAGE 326

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Ann Whiteaker (NAME)	Hamilton Mortgage Corp. (NAME)	2D 040 13
2884 Lera Jones Drive (STREET ADDRESS OR ROUTE NUMBER)	6665 Roswell Rd NE Suite 125 (STREET ADDRESS)	Map 150-6
Antioch Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Atlanta 30328 Georgia (CITY) (ZONE) (STATE)	Par 58

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4886, page 784, Register's Office for Davidson County, Tennessee.

I, Rolf Nutten, a single person

have this day bargained and sold, and do hereby transfer and convey unto the said Patricia Ann Whiteaker,

her heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 45 on the Plan of Percy Priest Meadows, Section 1, of record in Plat Book 4675, page 110, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more particular description thereof.

Being the same property conveyed to Rolf Nutten, single, by deed from Phillip R. Wallace and wife, Sandra M. Wallace, of record in Book 4953, page 859, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,400.00

Subscribed and sworn to before me, this the 30th day of January, 19 76

Affiant

My commission expires: 3-30-76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2884 Lera Jones Dr. (House Number) (Street) Antioch 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

Patricia Ann Whiteaker, her

heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said

Patricia Ann Whiteaker, her

heirs and assigns, against the lawful claims of all persons.

Witness my hand this 30th day of January, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rolf Nutten

This Instrument Was Prepared By

Lewis W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

BOOK 4993 PAGE 327

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Rod Harris, a Notary Public in and for said County and State, Rolf Nutten,

the within named bargainor, 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 Nashville, Tennessee, this 30th day of January, 19 76

Rod Harris Notary Public

Commission expires 7-30-78

NOTARY PUBLIC STATE AT LARGE TENNESSEE 7-30-78

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____.

_____ Notary Public

Commission expires _____

FEB-2 76 CONV 38,400.00
FEB-2 76 S'TAX B* 99.84
FEB-2 76 PR'FEE B* .50
FEB-2 76 W'DEED B* 4.00 * 104.34

WARRANTY DEED

FROM ROLF NUTTEN, A SINGLE PERSON

TO PATRICIA ANN WHITEAKER

D 34411

IDENTIFICATION REFERENCE

FEB 2 9 55 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

PEDIGO & SAINDON