This Instrument Prepared By:
W. P. Ortale, Attorney,

BOOK 5001 PAGE 598

Nashville, Tennessee, 16

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
93-10-440	GEORGE W. HAMILL, ET UX CAROLYN HAMILL	Kimbro Kavanaugh & Associates 404 James Robertson Parkway Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. C 428692 #15422
13W-2010	315 Peabody Street	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in the further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated August 6, 1974, in the original principal sum of $83,000.00 payable to Kimbro-Kavanaugh & Associates, under the terms and conditions as set forth therein, and being secured by a deed of trust executed by William H. Hall, Jr. to Miller Kimbrough, Trustee, of record in Book 4841, page 412, Register's Office for said County; I,

Doris Jane Hall, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto George W. Hamill, and wife, Carolyn Hamill,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 1, 2, & 3 on the Map of R. W. Turner's Subdivision of certain lots in the College Campus Plan, of record in Book 161, page 13, Register's Office for said County.

Said Lots Nos. 1, 2 and 3 front together 122.3 feet on the southerly side of Peabody Street and run back between parallel lines, with the easterly margin of 4th Avenue, 93 feet to a dead line.

Being the same property conveyed to William H. Hall, Jr. by deed from Forrest M. May and wife, Mae May of record in Book 4657, page 425, and vested in Doris Jane Hall, by will of William H. Hall, Jr., of record in Will Book 114, page 524, Clerk's Office for Probate Court, Davidson County, Tennessee.

3-2-76 c. 086,000.00
S.T. 223.60
P.F. .50
W.D. 4.00 228.10

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as hereinbefore stated and for 1976 taxes which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of February, 19 76.

Doris Jane Hall

DORIS JANE HALL

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Doris Jane Hall, a widow,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this, the 27th day of February, 1976.

My commission expires: 4-23-78

Notary Public

STATE OF
COUNTY OF

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared the within named

the bargainor(s), 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 , this, the day of , 19 .

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF February, 1976

MY COMMISSION EXPIRES:

(AFFIX SEAL) Notary Public

WARRANTY DEED

DAB:jp

FROM

DORIS JANE HALL, a widow

TO

GEORGE W. HAMILL AND WIFE,

CAROLYN HAMILL

D 38384

IDENTIFICATION REFERENCE

MAR 2 2 04 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , Tennessee, this, the day of , 19 .

My commission expires:

Notary Public