BOOK 5048 PAGE 286

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT E. HAMMER, ET UX	First Federal Savings & Loan	Map 42-13
(NAME)	(NAME)	
622 Vanoke Drive	236 4th Avenue, North	Par. 52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00) *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

WE, JAMES F. PEAK, and BETTY B. PEAK, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT E. HAMMER and wife, MARY E. HAMMER, hereinafter called the GRANTEES, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One, Hedgewood Hills, as of record in Book 2900, page 135, Register's Office for said County.

Said Lot No. 6 fronts 120 feet on the east side of Vanoke Drive, and extends back 251.6 feet on the south line and 263.6 feet on the north line, to a dead line in the rear, which is a broken line, on which it measures 168.4 feet.

Being the same property conveyed to James F. Peak and wife, Betty B. Peak, by deed from T. J. Roberts and wife, Maxie M. Roberts, of record in Book 3969, page 981, Register's Office for Davidson County, Tennessee, and being the same property conveyed to James F. Peak and Betty B. Peak as tenants in common in a divorce action on July 1, 1976, of record in Minute Book _____, page _____, Circuit Court Clerk's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 3180, page 51; and subject to conditions set out in plan of record in Book 2900, page 135, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 100.00

Subscribed and sworn to before me, this the 21 day of July 1976

Affiant

My commission expires: MAY 17 1977 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 622 Vanoke Drive, Madison, Tenn. 37115
(House Number) (Street) 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 GRANTEES, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their

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

Witness our hand s this 21 day of July, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James F. Peak

Betty B. Peak

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* JAMES F. PEAK and BETTY B. PEAK

*the within named 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 Tennessee, *this* 20 *day of* July, *19*76.

Hubert L. Baker *Notary Public*

NOTARY PUBLIC TENN.

Commission expires MAY 17, 1977

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

JUL 21 76	CONV	42,500.00			
JUL 21 76	S'TAX		B*	110.50	
JUL 21 76	PR'FEE		B*	.50	
JUL 21 76	W'DEED		B*	4.00	* 115.00

WARRANTY DEED

FROM
JAMES F. PEAK, ET AL

TO
ROBERT E. HAMMER, ET UX

D 59496

IDENTIF. REFERENCE

JUL 21 2 33 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS