FORM NO. WD-1

BOOK 5054 PAGE 305

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$46,365.63 Tony C. Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 1976.

Patty a Sharp
Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony C. Estes (NAME)	Guaranty Mortgage Company (NAME)	Map 75-4
500 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par 90
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37238 (CITY) (STATE) (ZIP)	

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, Billy E. Hamrick, Sr. et ux Charlotte A. Hamrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony C. Estes et ux Irma G. Estes

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. 323 on the Plan of Tulip Grove Subdivision, Section 5, of record in Book 4175, page 71, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Billy E. Hamrick, Sr. et ux Charlotte A. Hamrick by deed from Berthold B. Callaway et ux Mary Sue Callaway of record in Book 4884, page 893, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a first mortgage payable to Guaranty Mortgage Company, Nashville, Tennessee of record in Book 4565, page 97, said Register's Office.

Escrow account and insurance to be transferred to grantees.

This is (unimproved) (improved) property, known as 500 Frankfort Drive, Hermitage, Tennessee 37076
(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 said 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 4th day of August, 19 76

Billy E. Hamrick, Sr.

Charlotte A. Hamrick
Charlotte A. Hamrick

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy E. Hamrick, Sr. et ux Charlotte A. Hamrick

the 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 Nashville, Tennessee, this 4th day of August 19 76

Commission expires 6/24/80

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

D 6 1 9 1 7

WARRANTY DEED

FROM
BILLY E. HAMRICK, SR. ET UX

TO
TONY C. ESTES ET UX

FILE BOX # 12

IDENTIF. REFERENCE

AUG 5 10 32 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG-5%	CONV	46,365.63			
AUG-5% S'TAX			B*	120.64	
AUG-5% PR'FEE			B*	.50	
AUG-5%	W'DEED		B*	4.00	* 125.14