This instrument prepared by: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Notices To:
Guaranty Mortgage Co
First American Center
Nashville, TN 37237

Map No. 150-5
Parcel No. 122

BOOK 5064 PAGE 44

Buyer:
Jesse Hamilton
2841 Creekview Dr.
Nashville, Tenn

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, receipt of which is hereby acknowledged, DOUGLAS B. SCOTT and wife, MARY C. SCOTT, hereinafter called "GRANTORS," have this day bargained and sold and do hereby transfer and convey unto the said JESSE T. HAMILTON and wife, PATRICIA A. HAMILTON, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 682 on the Plan of Edge-O-Lake estates, Section 16, as of record in Book 4175, page 157, Register's Office for Davidson County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to DOUGLAS B. SCOTT and wife, MARY C. SCOTT, by deed from JERRY L. KAMINSKY and wife, NATALIE L. KAMINSKY, of record in Book 4756, page 34, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said JESSE T. HAMILTON and wife, PATRICIA A. HAMILTON, their successors 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 except by Deed of Trust from Jerry L. Kaminsky and wife, Natalie L. Kamisky, to Herschel Greer, Trustee, to secure a note in the original amount of $25,700.00 held by Guaranty Mortgage Corporation of Nashville and of record in Book 4541, page 247, R.O.D.C., which indebtedness is expressly assumed by the grantees herein; restrictive covenants of record in Book 4468, page 565, R.O.D.C.; and 30 ft minimum building set back line, 10 ft public utility and drainage easement and 2.5 x 25 ft utility anchor easement as shown on plat of record in Book 4175, page 157, R.O.D.C.

WE FURTHER COVENANT and bond ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said JESSE T. HAMILTON and wife, PATRICIA A. HAMILTON, their successors and assigns against the lawful claims of all persons.

D65805

WITNESS OUR HANDS this 2nd day of August, 1976.

DOUGLAS B. SCOTT

MARY C. SCOTT

T
IDENTIF REFERENCE

FILED AUG 31 12 54 PM '76
REGISTER
DAVIDSON CO., TENN.

CONV 36,900.00

STATE OF [illegible])
COUNTY OF [illegible])

3* 95.94
3* .50
3* 4.00 * 100.44

Personally appeared before me Ed M. Spencer, Jr., a notary public, in and for said county and state, Douglas B. Scott and wife, Mary C. Scott, the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the within instrument for the purposes herein contained.

WITNESS MY HAND and official seal at Columbus, Miss., this 2nd day of August, 1976.

ED M. SPENCER JR. NOTARY PUBLIC LOWNDES COUNTY, MISS.

Notary Public

My Commission Expires:
Nov. 21, 1977

The actual consideration or value for this transfer is $ 36,900.00.

Affiant

Sworn to and subscribed before me this 30 day of August, 1976.

ROBERT L. DAVIDSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
3-7-79