MAIL TO!
~~This instrument prepared by~~
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5065 PAGE 713

THIS INSTRUMENT PREPARED BY
Thompson, Lieber[illegible] & Crawford
[illegible]
NASHVILLE, TENNESSEE 37203

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dr. Rogelio R. Martinez		OH11304
and wife, Erlinda A. Martinez	(NAME)	
1024 Tyne Boulevard		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Dr. William M. Hamilton and wife, Ruth Sharpe Hamilton

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. Rogelio R. Martinez and wife, Erlinda A. Martinez, their

~~successors~~), *heirs and assigns,*

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

Being Lot No. 8 on the map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows:

Beginning on the northerly margin of Tyne Boulevard, at the corner of Lots No. 8 and 9, said beginning point is also 301 feet east of the southeast corner of Lealand Manor, Fourth Addition; thence with the line between lots No. 8 and 9, north 486.5 feet to the southerly line of Gateway Acres, Second Addition; thence with the southerly line of same, eastwardly 300 feet to the corner of lots Nos. 7 and 8; thence with the line between said lots, southwardly 463 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of same, westwardly 300 feet to the beginning.

Being the same property conveyed to Dr. William M. Hamilton and wife, Ruth Sharpe Hamilton by deed from Thomas P. Stewart and wife, of record in Book 2154, page 369, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(cont. on back)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $90,000.00

Subscribed and sworn to before me, this the 31st day of August, 19 76

Affiant

My commission expires My Commission Expires August 15, 1979
(Affix Seal) Notary Public

NOTARY PUBLIC CRAWFORD, JR. DAVIDSON COUNTY, TENNESSEE

This is improved ( ) unimproved ( ) property, known as 1024 Tyne Boulevard, (House Number) (Street) Nashville, 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 Dr. Rogelio R. Martinez and wife, Erlinda A. Martinez, 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,* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Dr. Rogelio R. Martinez and wife, Erlinda A. Martinez, their

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

Witness our *hand* S *this* 31st *day of* August, 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.*

Dr. William M. Hamilton
Dr. William M. Hamilton

Ruth Sharpe Hamilton
Ruth Sharpe Hamilton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thelma R Williams, a Notary Public in and for said County and State, Dr. William M. Hamilton and wife, Ruth Sharpe Hamilton

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 Nashville, Davidson County Tennessee, this 31st day of August, 19 76.

Thelma R Williams Notary Public

Commission expires 1-30-1978

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 .....

(cont. from front)

(1) 1976 taxes to be prorated and assumed by Grantees.

(2) Agreement as set out in Deed from F. N. McNeill, Jr., Executor and Trustee, to Paul C. Simpson and wife, dated September 7, 1949, filed September 8, 1949, and recorded in Book 1756, page 62, and in deed from Pat Kimbrough and wife to Cartwright and Herman, dated April 1, 1950, filed April 10, 1950, and recorded in Book 1813, page 308, Register's Office for Davidson County, Tennessee.

(3) Easement for public utilities, 100 foot building setback line and conditions of owner's certificate, as shown on the unrecorded map of the First Addition to Lealand Manor.

(4) Restrictive covenant contained in deed and recorded in Book 1756, page 62, Register's Office for Davidson County, Tennessee.

(5) Restrictive covenant of record in Book 1081, page 643.

SEP-7 76	CONV	90,000.00		
SEP-7 76	S'TAX		B* 234.00	
SEP-7 76	FR'FEE		B* .50	
SEP-7 76	W'DEED		B* 4.00	* 238.50

WARRANTY DEED

FROM Dr. William M. Hamilton and wife, Ruth Sharpe Hamilton

TO Rogelio R. Martinez and wife, Erlinda A. Martinez

066607

IDENTIF REFERENCE

SEP 7 10 29 AM '76

REGISTER DAVIDSON CO., TENN.

Compliments of

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