143

THIS INSTRUMENT PREPARED BY:
HAMILTON MORTGAGE CORPORATION
5801 Peachtree-Dunwoody Road
Atlanta, Georgia 30342

BOOK 5066 PAGE 449

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL NOS.
John W. Nickless et ux	Home Federal S & L Assn.	73-7
4405 Baton Rouge Drive	230 - 4th Avenue, North	10-7 Pul
Hermitage, TN 37076	Nashville, TN 37219	

TENNESSEE LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KYLE R. WEEMS, TRUSTEE OF HAMILTON MORTGAGE CORPORATION (hereinafter called the "Grantor"), has this day bargained and sold, transferred and conveyed, and by these presents does bargain, sell, transfer and convey unto JOHN W. NICKLESS and wife, SHIRLEY L. NICKLESS (hereinafter called "Grantee") their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

Being LOT #110, as shown on the plan of HIGHLANDS OF TULIP GROVE SECTION I, as of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

For prior title reference see: Substitute Trustee's Deed Book 4914, Page 413.

SUBJECT TO 1976 ad valorem taxes, which are assumed by the Grantee, and to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said real eastate unto the said Grantee their heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this 28th day of June, 1976.

HAMILTON MORTGAGE CORPORATION

By: Kyle R. Weems
Kyle R. Weems, Trustee

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, ALICE T. WOOTAN, of said State and county, personally appeared KYLE R. WEEMS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of Hamilton Mortgage Corporation, the within named bargainor, a corporation, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trustee.

WITNESS my hand and seal of office in Atlanta, Georgia, this 28th day of June, 1976.

Alice T. Wootan
Notary Public

(SEAL)

My Commission expires: Notary Public, Georgia State at Large My Commission Expires Jan 29, 1977

BOOK 5066 PAGE 450

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -- 0 -- .

Mary M. Smith
Affiant

Subscribed and sworn to before me this the 23rd day of August, 1976.

Shirley D. Johnson
Notary Public

SHIRLEY D. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 10/29/77

D66963

IDENTIFICATION REFERENCE

SEP 8 3 05 PM '76

FEE DAVIDSON COUNTY, TENN. REGISTER

SEP-8 MISC B* 4.00 * 4.00

RECEIVED FILED RECORDED

[illegible]