BOOK 5071 PAGE 40

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. W. ALLEN ET UX, FRANCES (NAME)	National Mortgage Co. (NAME)	44-1
403 Keaton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee (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, including the assumption of an indebtedness of record in Book [illegible], page [illegible], Register's Office for Davidson County, Tennessee, in the amount of $11,024.71,

WE, GEORGE O. HAMBY and wife, WILLADEAN HAMBY, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said J. W. ALLEN and wife, FRANCES ALLEN, 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. 22 on the Plan of Scenic View, not of record, and described as follows:

BEGINNING at a point in the northwesterly margin of Hickerson Street, at the corner of Lots Nos. 21 and 22; thence with said Street, in a southwesterly direction, 100 feet to a corner of Lots Nos. 25 and 22; thence with the line between Lots Nos. 25, 24, and 22, northwesterly 210 feet to the corner of Lots Nos. 23 and 24; thence continuing in the same direction, along the line between Lots Nos. 22 and 23, 81.3 feet to the corner of Lots Nos. 22 and 14; thence with the line between said Lots, and Lot No. 13, northeasterly 109.6 feet to a corner of Lots Nos. 21 and 22; thence along the line between said lots, southeasterly 293.8 feet to the point of beginning.

Being the same property conveyed to George O. Hamby and wife, Willadean Hamby, by deed from M. L. Randall and wife, Shirley Randall, of record in Book 4659, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and setback lines applicable to this property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 13th day of September, 19 76

Affiant

My commission expires [illegible] (Affix Seal)

Notary Public

DAVIDSON COUNTY, TENNESSEE

( ) Unimproved
This is improved (XX) property, known as 112 Hickerson Street, Old Hickory, Tenn.
(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 hands this 9th *day of* September, 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.*

X George O. Hamby

X Willadean Hamby

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* GEORGE O. HAMBY and wife, WILLADEAN HAMBY

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 [illegible] *Tennessee, this* [illegible] *day of* September *, 19* 76.

[illegible] *Notary Public*

My commission expires [illegible]

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 .....

SEP 22 76 CONV 17,000.00
SEP 22 76 S'TAX 8★ 44.20
SEP 22 76 PR'FEE 8★ .50
SEP 22 76 W'DEED 8★ 4.00 ★ 48.70

WARRANTY DEED

FROM

GEORGE O. HAMBY, ET UX

TO

J. W. ALLEN, ET UX,

FRANCES ALLEN

D 6 9 2 0 4

INDEXING REFERENCE

SEP 22 10 59 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238