BOOK 5031 PAGE 400

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 33,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES: 12-9-79

(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
James A. Hambrick	Realty Mortgage, Inc.	13DA 42995
(NAME)	(NAME)	
4009 Tucker Road	1925 Century Blvd., N.E.	59-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Atlanta, Georgia 30345	53
(CITY) (STATE) (P. O. ZIP)	(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, Earnest Powell et ux Helen Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Hambrick et ux Cynthia E. Hambrick

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. 95 on the Plan of Treppard Heights, Section 1, as of record in Book 2663, pages 64 and 65, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Earnest Powell et ux Helen Powell by deed from Willie G. Osment, Jr. et ux Bernice C. Osment as of record in Book 4362, page 408, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 2752, page 213 and Book 2797, page 183, Register's Office for said County.
THIS conveyance is subject to 10 foot public utilities easement and 50 foot minimum building setback line, as of record in Book 2663, pages 64 & 65, said Register's Office.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved (X) improved ( ) property, known as 4009 Tucker Road (House Number) (Street) Nashville, Tennessee 37218 (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 hands this 15TH day of NOVEMBER, 19 76

Earnest Powell — Earnest Powell

Helen Powell — Helen Powell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earnest Powell et ux Helen Powell

the bargainors, 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 15TH day of NOVEMBER 19

Commission expires 1-29-79

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) as such and (they), 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 78716

WARRANTY DEED

FROM Earnest Powell

TO James A. Hambrick

RECEIVED FOR REFERENCE

Nov 15 12 20 PM '76

FEE DAVIDSON COUNTY, TENN.

	COMV	34500.00			
STAX			B*	87.10	
RMFEE			B*	.50	
W'DEED			B*	4.00	* 91.60