WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Fred S. Hamilton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1977

Jerry Ray Moore
Notary Public

MY COMMISSION EXPIRES: 8-13-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Suite 303, 4515 Harding Rd., Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED S. HAMILTON, JR. et ux (NAME)	First Federal Savings & Loan Assoc, (NAME)	Map 131-5
3424 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	Par. 21
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	7DA-44925

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, JOHN F. FARRAR and wife, LEE H. FARRAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED S. HAMILTON, JR. and wife, KAREN T. HAMILTON

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:

Land in Davidson County, Tennessee, Being Lot No. 43 on the Plan of Russwood Heights, as of record in Book 2133, pages 12 and 13, Register's Office for said County.

SAID Lot No. 43 fronts 173.7 feet on the easterly side of Trimble Road and extends back 324 feet on the northerly line and 337.4 feet on the southerly line, to a dead line in the rear on which it measures 72.5 feet.

BEING the same property conveyed to John F. Farrar and wife, Lee Farrar by deed from Gordon L. Struchen and wife, Jannice M. Struchen of record in Book 4601, page 398, Register's Office for Davidson County, Tennessee, said Lee Farrar and Lee H. Farrar being one and the same person.

This conveyance is subject to restrictive covenants of record in Book 2098, page 60, Register's Office for Davidson County and plan of record in Book 2133, pages 12 and 13 said Register's Office, also 1977 property taxes which the Grantees assume in full.

This is unimproved ( ) improved (X) property, known as 3424 Trimble Road (House Number) (Street) Nashville (P. O. Address) (City or Town) 37215 (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 hand s this 15th day of July, 1977

John F. Farrar
JOHN F. FARRAR

Lee H. Farrar
LEE H. FARRAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Terry Ray Moore, a Notary Public in and for said County and State, the within named JOHN F. FARRAR and wife, LEE H. FARRAR

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 July, 1977

Commission Expires 8-13-80

Terry Ray Moore
Notary Public

TERRY RAY MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF
_____ 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 / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

E 15301

IDENTIF. REFERENCE

JUL 19 3 17 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUL 19 77	CONV	47,500.00			
JUL 19 77	S'TAX		B*	123.50	
JUL 19 77	PR'FEE		B*	.50	
JUL 19 77	M'DEED		B*	4.00	* 128.00

WARRANTY DEED

FROM

JOHN F. FARRAR and wife,

LEE H. FARRAR

TO

FRED S. HAMILTON, JR. and wife,

KAREN T. HAMILTON

TITLE INSURED BY POLICY NUMBER:

43-040-6149F

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York