This instrument prepared by: JACKSON, TANNER & REYNOLDS, Attys.
Suite 100, 216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED

BOOK 5318 PAGE 937

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard W. Hamilton	Fidelity Federal Savings &	15DZ-53480
(NAME)	(NAME) Loan Assoc.	
2741 Bobby Avenue	401 Union Street	73-1-86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37216	Nashville TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ---------- ($10.00) ----------
cash paid by Grantee and other good and valuable consideration, Dollars, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid principal balance of a note in the original amount of $20,350.00, secured by a deed of trust of record in Book 4890, page 687, Register's Office for Davidson County, Tennessee,

we, Robert A. Soapes and wife, Beverly K. Soapes,

have this day bargained and sold, and do hereby transfer and convey unto the said
Richard W. Hamilton,

his (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated September 2, 1945, and further described according to surveys of John B. Kohl, III, dated February 13, 1973, and January 29, 1975, as follows:

BEGINNING on the northerly margin of Bobby Avenue at a point 1250 feet east of the easterly margin of Cooper Lane, thence with said Avenue easterly 75 feet to the corner of Lots 36 and 37; thence with the line between said two lots northwardly 140 feet to the common corner of Lots 36 and 37; thence westwardly 75 feet to a point; thence with the line between Lots 35 and 36 southwardly 140 feet to the beginning.

Being the same property conveyed to Robert A. Soapes and wife, Beverly K. Soapes, by deed from Charles S. Ryan and wife, Jeanie C. Ryan, of record in Book 4890, page 685, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,781.46

Subscribed and sworn to before me, this the 31st day of July, 1978

Affiant

My commission expires: 20 August 1980
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2741 Bobby Avenue, Nashville TN 37216
(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
Richard W. Hamilton,

his (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 for abovementioned deed of trust, which has been assumed by Grantee.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard W. Hamilton,
his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31st *day of* July, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert A Soapes

Beverly K. Soapes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, *a Notary Public in and for said County and State,* Robert A. Soapes and wife, Beverly K. Soapes,

the within named 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 *this* 31st *day of* July, *19* 78

John R. Reynolds *Notary Public*

JOHN R. REYNOLDS NOTARY PUBLIC LAKE STATE OF TENNESSEE

Commission expires 20 August 1980

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 .....

AUG-1 78 CONV 25,781.46
AUG-1 78 S'TAX B* 67.08
AUG-1 78 PR'FEE B* .50
AUG-1 78 W'DEED B* 4.00 * 71.58

WARRANTY DEED

FROM

ROBERT A. SOAPES et ux

TO

RICHARD W. HAMILTON

E 80092

IDENTIF. REFERENCE

Aug 1 1 26 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238