WARRANTY DEED

BOOK 5424 PAGE 479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 19 79

Notary Public

My Commission Expires Jan. 15, 1983

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James A. Hamilton, Jr., 1 Music Square West, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxie D. Biener & Morris Kraft (NAME)	Maxie D. Biener & Morris Kraft (NAME)	83 - 9 - 153
210 25th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	210 25th Avenue, North (STREET ADDRESS)	83 - 9 - 154
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	83 - 9 - 155

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, James A. Hamilton, Jr., Frances Hamilton Lansden and Marcella Hamilton Pollard, being all the heirs at law of Frances Hall Hamilton, deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxie D. Biener and Morris Kraft

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 Nashville, Davidson County, Tennessee, being all of Lots 10, 11 & 12, Block 1, on the Plan of Andrew Allison Addition, of record in Book 161, Page 74, Register's Office of said County, said property being also known as Nos. 1303, 1305 and 1307 Woodland Street, said land and improvements being sold "as is".

And being the same property conveyed to Frances Hall Hamilton by deed from James A. Hamilton of record in Book 476, Page 578, said Register's Office and by deed from James A. Hamilton, Trustee, of record in Book 498, Page 484, said Register's Office, the said Frances Hall Hamilton having since deceased.

~~unimproved~~ This is improved (X) property, known as Nos. 1303, 1305 & 1307 Woodland Street, Nashville, TN 37206
(House Number) (Street) (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 hand s this 13th day of April, 1979

James A. Hamilton, Jr.

Frances Hamilton Lansden

Marcella Hamilton Pollard

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, FRANCIS M. HAMILTON, II, a Notary Public in and for said County and State, the within named James A. Hamilton, Jr. & Frances Hamilton Lansden

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, Davidson County, Tennessee, this 13 day of April, 1979

My Commission Expires Jan. 15, 1983

Francis M. Hamilton II, Notary Public.

~~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~~

STATE OF TENNESSEE)
COUNTY OF ANDERSON)

Personally appeared before me, Ann Hicks Patton, a Notary Public in and for the said County and State, the within named Marcella Hamilton Pollard, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at Oak Ridge, Anderson County, Tennessee, this 16th day of Spril, 1979.

Ann Hicks Patton
Notary Public

My Commission expires MY COMMISSION EXPIRES FEBRUARY 20, 1982

F 25306

APR 20 4 01 PM '79
FELIX Z. WILSON
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIFICATION REFERENCE

WARRANTY DEED

FROM
James A. Hamilton, Jr., Frances Hamilton Lansden & Marcella Hamilton Pollard

TO
Maxie D. Biener & Morris Kraft

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

Whitwell Dr 37397 — 25th Ave So. — Nashville

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5424 PAGE 481

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			12000.00- CO	
			31.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 35.70-	
7542A04/20/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 25303

IDENTIFICATION REFERENCE

Apr 20 4 07 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 578844