7720 07/21 89.70- CHECK

FORM NO. WD-1

BOOK 5772 PAGE 424

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$32,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 1981.

Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francine D. Scott (NAME)	All-State Realty & Auction (NAME)	MAP 72-14
2425 Chapel Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 711 (STREET ADDRESS)	PAR 69
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	PW

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, Clifford S. Hamilton and wife, Lavina L. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francine D. Scott and Diane M. Pitkin, as Tenants in Common,

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 part of Lot No. 12 in the subdivision of the Home Lot, Chesterfield Place, as of record in Book 421, Page 5, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point in the westerly margin of Chapel Avenue, the northeasterly corner of said Lot No. 12; thence southerly with the westerly margin of said Avenue 132 feet to a point at the beginning of a turn in said Avenue; thence westerly with the northerly margin of said Chapel Avenue 50 feet to a point; thence northerly and parallel with the line between Lots Nos. 11 and 12, 10 feet to a point; thence westerly parallel to and 132 feet northerly from the northerly margin of Chester Avenue 62.5 feet to a point; thence notherly and parallel with the line between Lot Nos. 11 and 12, 122 feet to a point in the southerly margin of an alley; thence easterly with the southerly margin of the same, 112.5 feet to a point of beginning.

Being the same property conveyed to the within named Grantors by deed of record in Book 5374, Page 54, and by Deed of Correction in book 5772, Page 422 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the indebtedness secured by the Deeds of Trust of record in Book 5374, Page 56 and Book 5374, Page 59, RODCTN, and the responsibility for satisfaction of said indebtedness is retained by the Grantors.

Property taxes for the year 1981 and subsequent years will be paid by the Grantees.

This conveyance is further subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 2425 Chapel Avenue, Nashville, Tennessee 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 16th day of July, 1981

Clifford S. Hamilton: Clifford S. Hamilton

Lavina L. Hamilton: Lavina L. Hamilton

STATE OF TENNESSEE
Davidson County

BOOK 5772 PAGE 425

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford S. Hamilton and wife, Lavina L. Hamilton

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 Madison, Tennessee, this 16th day of July 1981.

Commission expires 4/17/83

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 / they) as such _____ and _____, 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

WARRANTY DEED

FROM

Clifford S. Hamilton

Lavina L. Hamilton

TO

Francine D. Scott

Diane M. Pitkin

G 5 1 4 8 7

IDENTIF. REFERENCE

JUL 21 8 49 AM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Please Return To:

Service Title of Middle Tennessee, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5772 PAGE 426

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32000.00- CO	
			83.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.70-
			772DA07/21/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5. I. 4 8 7

IDENTIF. REFERENCE

JUL 21 8 49 AM '81

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

No. 833588