This Instrument Prepared By: Homer R. Ayers, Attorney
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6072 PAGE 900

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Hamilton	SAME	Map 72-11
(NAME) 1600 Essex	(NAME)	Parcel 399
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37216	(STREET ADDRESS)	15DZ-12570
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------
----------TEN AND NO/100---------- *Dollars.*

Cash in hand paid by the Grantees Herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, MARY ANN DOWDY, a widow, hereinafter referred as Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said
RICHARD HAMILTON, hereinafter referred as Grantee, his

~~successors~~ *heirs and assigns,*
certain real estate in ~~Davidson~~ *County, Tennessee, as follows:*

Being Lot 210 on the Plan of Water's Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lot No. 210 fronts 53 feet on the southerly side of Essex Avenue and runs back between lines, 150 feet on the easterly line and 150.3 feet on the westerly line, and runs along the easterly margin of McKinney Avenue to an alley in the rear, measuring 63.8 feet thereon.

Being the same property conveyed to Bobby Gene Dowdy, by deed from Ruth Anderson Lancaster, of record in Book 4408, page 164, Register's Office for Davidson County, Tennessee; and Bobby Gene Dowdy having died intestate on August 5, 1981, predeceased by his son, Terry Wayne Dowdy, who died on July 5, 1977 at the age of 21 years, single and without issue, Mary Ann Dowdy became vested with title in fee simple to the said property as the surviving spouse of Bobby Gene Dowdy and his only heir-at-law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 7th day of June, 19 83

Affiant Richard Hamilton

My commission expires: 11/22/84 (Affix Seal)

Notary Public Diane M. Catley

This is ~~unimproved ( )~~ improved (XX) property, known as Essex Avenue, Nashville, TN
(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
Grantee, his
~~successors~~ *heirs and assigns forever.* I *covenant that* I am *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 1983 taxes to be paid by Grantee in full, and that which appears of record.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his
~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7th *day of* June *, 19* 83 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Mary Ann Dowdy
MARY ANN DOWDY

06/10 37.75 - CHECK

3553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Mary Ann Dowdy

the within named bargainor ..... *, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Goodlettsville *Tennessee, this* 9th *day of* June *, 19* 83

Commission expires 4/4/84 Deanne M. Cathey *Notary Public*

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 .....

WARRANTY DEED

FROM

Mary Ann Dowdy, a widow

TO

Richard Hamilton

Compliments of
Goodlettsville Land Title Insurance Agency, Inc.
100 New Long Hollow Pike
GOODLETTSVILLE, TENNESSEE
37072

FILED FOR RECORD
DAVIDSON COUNTY, TN
JUN 10 9 17 AM '83
IDENTIF. REFERENCE

H 5 3 1 7 0

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6072 PAGE 902

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
			12000.00- CO 31.20 CO TX .50 PRFEE 6.00 MISC CHECK 37.70- 395EA06/10/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.3 1.7.0.

IDENTIF. REFERENCE

JUN 10 9 17 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 955256