This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

B0435

WARRANTY DEED

BOOK 6351 PAGE 48

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Russell G. Hamilton	SAME	145-6
(NAME)	(NAME)	
5852 Beauregard Drive		Parcel 57
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ----------($10.00)---------- *Dollars,*

Cash in hand paid by Russell G. Hamilton and wife, Cherie Y. Hamilton and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged.

Bert H. Michels and wife, Christiane Michels

have this day bargained and sold, and do hereby transfer and convey unto the said Russell G. Hamilton and wife, Cherie Y. Hamilton

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns.*

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 36 on the Plan of Tyne Valley Estates, Section 12, as of record in Book 3842, page 255, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Beauregard Drive at the common corner of Lots Nos. 35 and 36; thence with the line between said two lots, northerly 349.0 feet; thence easterly 269.2 feet to the northwesterly corner of Lot No. 37; thence southerly 396.0 feet to the beginning of a curve; thence around said curve having a radius of 70.8 feet southwesterly 45.6 feet to the northerly margin of Beauregard Drive; thence with the northerly margin of said drive, westerly 120.3 feet to the point of beginning.

Being the same property conveyed to Bert Michels and wife Christiane Michels, by deed from Fred W. Beaufait and wife, Lois E. Beaufait, of record in Book 5487, page 182, Register's Office of Davidson County, Tennessee.

Bert Michels and Bert H. Michels are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $225,000.00

Subscribed and sworn to before me, this the 1st day of August, 19 84

Affiant

My commission expires 5-20-87 (Affix Seal)

Notary Public

This is improved property known as 5852 Beauregard Drive, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 hands this 1st day of August, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bert H. Michels

Christiane Michels

CHECK 08/01 591 50-

3770

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Judy A Robb, *a Notary Public in and for said County and State,* Bert H. Michels and wife Christiane Michels

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

Witness my hand and official seal at Nashville, Tennessee *this* 1st *day of* August, *1984*

Commission expires 5-20-87

Judy A Robb
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

1-4027.8

IDENTIF. REFERENCE

AUG 1 4 02 PM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

BOOK 6351 PAGE 50

RECEIVED OF _____

FOR _____

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
			225000.00- CAMT	
			585.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	591.50-
B770A08/01/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 0 2 7 8

IDENTIF. REFERENCE

AUG 1 4 02 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0057675