WARRANTY DEED

B0441

BOOK 6649 PAGE 816

FROM: Karl S. Hamilton and Deborah D. Hamilton, Grantor

TO: Cornelia Fort Linton, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

4501 Wayland Drive
Nashville, Tennessee 37215

Send Tax Bills To: same

Map-Parcel Numbers
130-11-122

Field Book Numbers
7DA 50935

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seventeen Thousand Dollars ($117,000.00).

Cornelia Fort Linton
Affiant

SUBSCRIBED AND SWORN TO before me, this the 6 day of September, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Karl S. Hamilton and Deborah D. Hamilton, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Cornelia Fort Linton, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 and the southerly part of Lot No. 4 on the Plan of Hycrest Acres, as of record in Book 2133, page 5, Register's Office for said County described as follows:

Beginning at a point in the westerly margin of Wayland Drive at the corner of Lot 5 and 6; thence with the margin of Wayland Drive, northerly 125.28 feet to a point which is .5 feet north from the common northerly corner of Lots 4 and 5; thence north 73 degrees 34'

west, partly along the north line of a rock wall, 139.4 feet to a point; thence north 80 degrees 19' West 494 feet to the common westerly corner of lots 4 and 5; thence southerly 80 feet to the corner of Lot 6; thence with the line between lots 5 and 6, easterly 607.5 feet to the point of Beginning.

Being the same property conveyed to Karl S. Hamilton and wife, Deborah D. Hamilton by deed from Karen L. Irby, of record in Book 5960, page 851, Register's Office for said County.

This is improved property, known as 4501 Wayland Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1985 taxes which have been prorated and will be paid by Grantee.

2. Matters shown on the Plan of record in Book 2133, page 5, said Register's Office including an Owner's Certificate, Ten-foot easement for public utilities along the west rear line and an anchor easement 2-1/2 x 20-feet on Wayland Drive at the south front corner, and a 75-foot setback line from Wayland Drive.

3. Restrictive covenants contained in an instrument of record in Book 1850, page 271, Register's Office for Davidson County, Tennessee.

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, her heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 6 day of September, 1985.

KARL S. HAMILTON

DEBORAH D. HAMILTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, KARL S. HAMILTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 6 day of September, 1985.

Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, DEBORAH D. HAMILTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 6 day of September, 1985.

Notary Public

My Commission Expires: 7-18-87

0131W/9-5-85

IDENTIFICATION REFERENCE

SEP 6 2 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3415

OFFICIAL RECEIPT

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

BOOK 6649 PAGE 819

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

117000.00- CAMT,
304.20 CSTAX
.50 PRFE
9.00 WDEED
CHECK 313.70-
4578A09/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3451 5.

IDENTIF. REFERENCE

SEP 6 2 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170368