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FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

V E Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 1985.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
V.E. Hamilton et ux (NAME)	SAME (NAME)	MAP 90-15
431 Annex Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 84
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 8DA-26207

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, John James Graham and wife, Kimberly Ann Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO V. E. Hamilton and wife, Stella E. Hamilton

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 Davidson County, Tennessee, being Lot No. 1136 on the plan of Charlotte Park, Section 15, of record in Book 3300 at page 75, Register's Office for said County, and described as follows:

BEGINNING at a point in the northwesterly margin of Annex Avenue, at the corner of Lots Nos. 1135 and 1136, thence with the line between said lots northwesterly 127.15 feet to a point; thence southwesterly 115 feet to the margin of Capri Drive; thence with the margin of the same, southwardly around a slight curve, 105.16 feet to a point; thence southeasterly 48.19 feet to the beginning of a curve; thence eastwardly 37.65 feet to the margin of Annex Avenue; thence with the margin of same, northeastwardly 89.02 feet to the point of beginning.

BEING the same property conveyed to John James Graham and wife, Kimberly Ann Graham by deed from Nilo J. Gomara and wife, Josefa Z. Gomara of record in Book 5967 at page 902, Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1985 which have been prorated and for which Grantees will be responsible; (b) restrictive covenants of record in Book 3406 at page 142, said Register's Office and (c) the matters set forth on said plan of record.

This is unimproved ( ) improved (X) property, known as 431 Annex Avenue, Nashville, Tennessee 37209
(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 hands this 17th day of October, 1985

John James Graham

Kimberly Ann Graham

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named John James Graham and wife, Kimberly Ann Graham

the bargainor s, 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, Tennessee, this 17th day of October 1985

Commission expires 11-1-87

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

John James Graham and wife,

Kimberly Ann Graham

TO

V.E. Hamilton and wife,

Stella E. Hamilton

46801

IDENTIFICATION REFERENCE

OCT 23 2 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

72500 [illegible]
186.50 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible]
9347A10/23/85 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46801

IDENTIFICATION REFERENCE

OCT 23 2 02 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184754