BOOK 7561 PAGE 537

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles Hamilton et ux (NAME) | Barclays American/Mortage Corp. (NAME) | 150-3 |
| 3329 Timber Trail (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 31728 (STREET ADDRESS) | 45 |
| Antioch, Tn. 37013 (CITY) (STATE) (ZIP) | Charlotte, N.C. 2823 - 1728 (CITY) (STATE) (ZIP) | 2D-41976 |

Mail

*FOR AND IN CONSIDERATION of the sum of* _____

_____ *Dollars,*

Cash in hand paid by Charles Hamilton and wife, Beverly Hamilton and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged and for a further consideration the said Charles and Beverly Hamilton have assumed and agree to pay the unpaid balance of an orignal indeptedness in the amount of _____ secured by Deed of Trust of record in Book 6773, page ____, Register's Office for Davidson County, Tennessee.

We, Reggie and Sadie Vinson,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Charles Hamilton and wife, Beverly Hamilton

Davidson County *the Grantors herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows*

Being Lot No. 50 on the plan of "The Country", section 2, of record in Book 550, page 40, Register's Office for Davidson County Tennessee.

Said Lot No. 50 fronts 80.0 feet on the East margin of Timber Trail, and extends back between parallel lines 135.0 feet to a line on the rear measuring 80.0 feet.

Being the same property conveyed to Reggie Vinson and wife, Sadie Vinson by Deed from David A. Winton and wife, Janice A. Winton of record in Book 6773, page 403, Register's Office for Davidson County Tennessee, The said Janice Ann Winton now being deceased.

36290

IDENTIFICATION REFERENCE

JUN 3 9 56 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1069 06/03 0101 03CHECK 258.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is $* _____

*Subscribed and sworn to before me this the* 3rd *day of* June 1988 *Affiant* _____

*My commission expires:* March 11 1991 *(Affix Seal)* *Notary Public* Karen R. Hatfield

*This is improved (* X *) property, known as* 3329 Timber Trail Antioch, Tenn. 37013 *(House Number) (Street) P.O. Address (City or Town)*

*unimproved ( )*

*TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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* 3rd *day of* June *, 19*88*. the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Beverly Hamilton
Beverly Hamilton

Charles H. Hamilton
Charles Hamilton

"BUYER"

Sadie Vinson
Sadie Vinson

Reggie Vinson
Reggie Vinson

"SELLER"

[redacted] [redacted]

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* Karen R. Hatfield *a Notary Public in and for said County and State* Reggie Vinson & Sadie Vinson

742-4207

*the within named bargainor*, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee, this* 3rd *day of* June, *19* 88.

*Commission expires* March 11, 1991 Karen R. Hatfield *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* Karen R. Hatfield, *a Notary Public of the State and County aforesaid, personally appeared* Reggie Vinson & Sadie Vinson, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* himself *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* _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $90,000.00. This is equal to or greater than the property would bring at a fair and valueable sale.

---

Sworn to and subscribed before me
this 3rd day of June 1988.

My commission expires: 3/11/91. Notary Public Karen R. Hatfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 90.000 Reggie Vinson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 1988.
W. D. Patterson
Deputy Register

KAREN R. HATFIELD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Karen Hatfield - Prepared by

**WARRANTY DEED**

FROM

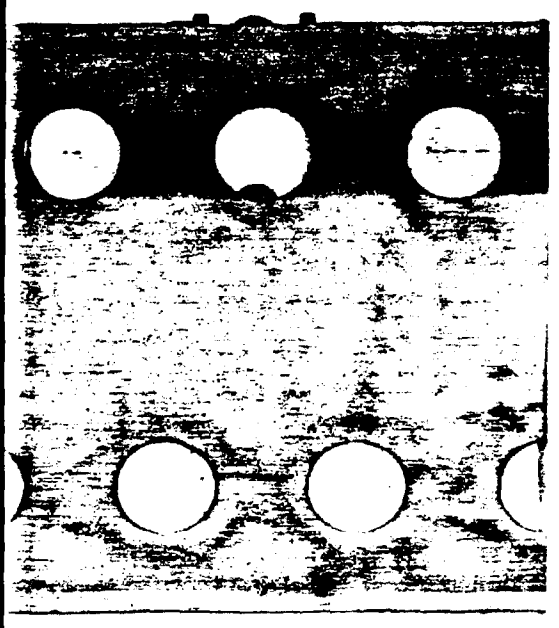
REGGIE VINSON & SADIE VINSON

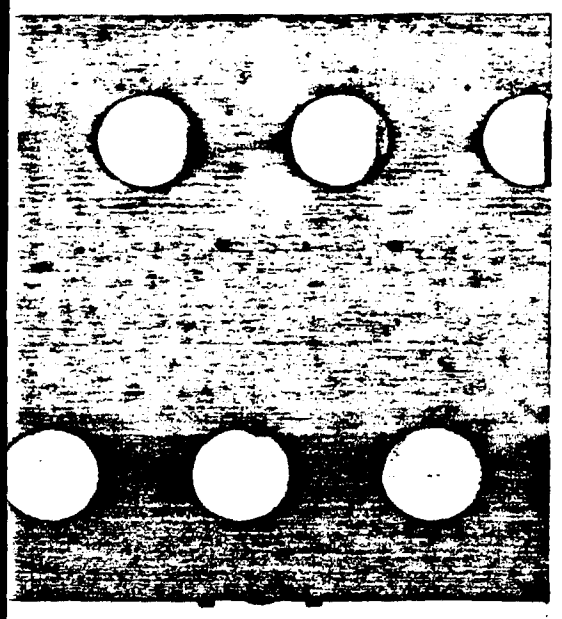
TO

CHARLES HAMILTON

BEVERLY HAMILTON

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

RECEIVED OF _____

FOR _____

BOOK 7561 PAGE 539

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 90000.00
CON TX 252.00
PRFEE 0.50
WDEED 6.00
TOTAL 258.50
CHECK 258.50

06/03/88 01 09:59 0001 1069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36290

IDENTIFICATION REFERENCE

JUN 3 9 56 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 97967