File Box 9

BOOK 7627 PAGE 633

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,624.27

John D. Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 88.

John V. Adams
Notary Public

MY COMMISSION EXPIRES 7-13-91
(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
John D. Hamilton, etux (NAME)	CityFed Mortgage Company c/o The Kissell Company (NAME)	MAP 162-13
424 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PARCEL 136
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	

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, Donald Nelson and wife, Doris I. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Hamilton and wife, Patricia G. 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. 5 on the plan of Section One, Dreamland Estates Southeast, of record in Book 5200, pages 646 and 647, Register's Office for said County.

SAID Lot No. 5 fronts 70.39 feet on the northerly margin of Cedarview Drive and extends back 127.15 feet on the easterly line and 131.02 feet on the westerly line to a dead line in the rear, measuring 85.66 feet thereon.

BEING the same property conveyed to Donald Nelson and wife, Doris I. Nelson by deed from Jack Williams Construction Co. of record in Book 6445, page 59, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) property taxes for 1988 for which Grantees will be responsible; (b) Restrictive Covenants of record in Book 6192, page 926, said Register's Office; and (c) the matters set forth on said plan.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 6997, page 476, in said Register's Office (CityFed Mortgage Company #548398-7) according to the terms thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is unimproved ( ) improved (XX) property, known as 424 Cedarview Drive, Nashville, TN 37211
(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 hand s this 15th day of August, 19 88

Donald Nelson
Donald Nelson

Doris I. Nelson
Doris I. Nelson

STATE OF TENNESSEE
Davidson County

BOOK 7627 PAGE 634

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Donald Nelson and wife, Doris I. Nelson

the bargainors, 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 15th day of August 19 88

Commission expires 7-13-91

John V. Adams 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

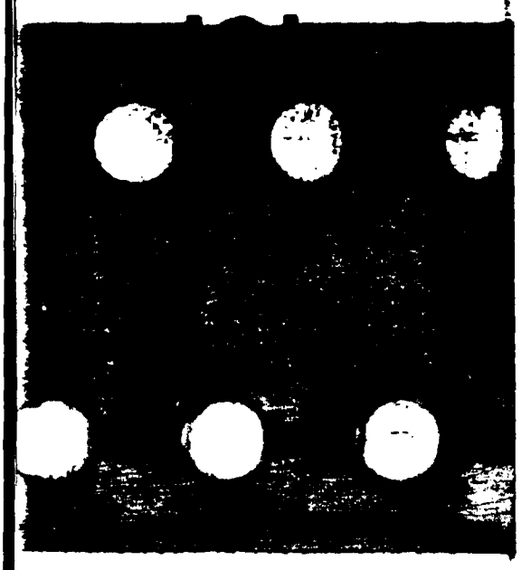
FROM
Donald Nelson and wife,
Doris I. Nelson

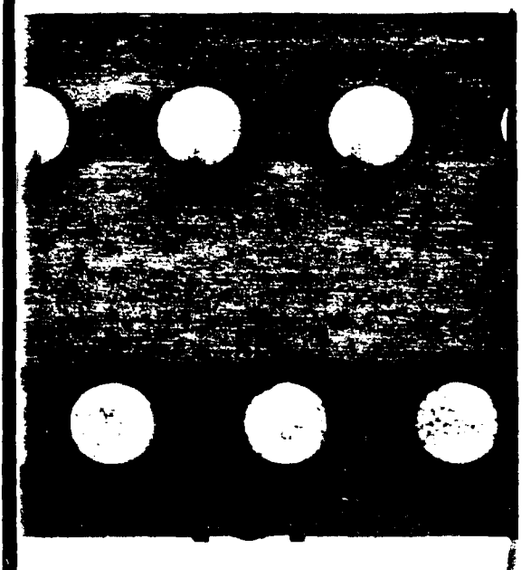
TO
John D. Hamilton and wife,
Patricia G. Hamilton

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

AUG 16 11 51 AM '88
7519 08/16 010 03CHECK 229.50

59106





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7627 PAGE 635

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CASH	67624.27
CON TX	223.08
PRFEE	0.50
WDEED	6.00
TOTAL	229.58
CHECK	229.58

08/16/88 01 11:52 0001 7519

59106

IDENTIFICATION REFERENCE

AUG 16 11 51 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 124067