ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Dee Hamilton and wife (NAME)	owner at same address (NAME)	104-15-69
2509 Ashwood Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W-9315
Nashville, TN. 37212 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7885 PAGE 469

For and in consideration of the sum of One hundred fifty-five thousand and no/100------
----------($155,000.00) DOLLARS

cash in hand paid and other good and valuable considerations paid by the grantee to the grantors the receipt and sufficiency of which is hereby acknowledged,

WE, Melville M. Barnes, Jr. and wife, Christine F. Barnes, the grantors

have bargained and sold, and by these presents do transfer and convey unto the said Michael Dee Hamilton and wife, Rebecca A. Hamilton

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the west 90-feet of Lot No. 53 on the Plan of Sunset Park Subdivision as of record at Book 332, page 132, Register's Office for said County.

Said part of said Lot No. 53 fronts 90 feet on the southerly margin of Ashwood Avenue and extends back between parallel lines 160.5 feet to a dead line in the rear.

Being all the same property conveyed to Melville M. Barnes, Jr., by deed as of record at Book 4778, page 329 said Register's Office.

This conveyance is subject to 1989 property taxes and to restrictive covenants of record at Book 911, page 675, said Register's Office.

4810.6

TENNESSEE REGISTER'S OFFICE Jul 10 2 27 PM '89 DAVIDSON COUNTY

RUSH

3813 07/10 0101 03CHECK 518.50

XXXXXXXXXX( )
This is improved XX) property, known as 2509 Ashwood Ave. (House Number) (Street)
Nashville, TN. 37212
(P. O. Address) (City or Town) (Zip Code)

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.

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 10th day of July, 19 89.

Melville M. Barnes, Jr.

Christine F. Barnes

BOOK 7885 PAGE 470

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Melville M. Barnes, Jr. and wife, Christine F. Barnes

the bargainor S, 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, TN. this 10th day of July, 19 89

My commission expires 3-3-92 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ 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 $ 155,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael Dee Hamilton

Sworn to and subscribed before me this 10th day of July, 19 89

My commission expires 3-3-92 Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
Name Address

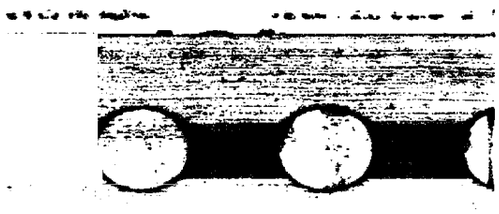
W... DEED

FROM
Melville M. Barnes, Jr.
and wife,
Christine F. Barnes

TO
Michael Dee Hamilton

Ticor Title Insurance Co.
044 022301

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7885 PAGE 471

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 155000.00
CON TX 511.50
PRFEE 1.00
WDEED 6.00
TOTAL ~~518.50~~
CHECK ~~518.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/89 01 14:31 0001 3813

48106

IDENTIFICATION REFERENCE

JUL 10 2 27 PM '89

FELIX Z. WILSON, REGISTER

No. 227513