BOOK 8760 PAGE 755

B0120

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
Richie L. Hamilton and wife, Eutola C. Hamilton 6688 Upton Lane Nashville, TN 37209	Atlantic Coast Mortgage Co. 12700 Fair Lakes Cr.,Ste 400 Fairfax, VA 22033	MAP 102-7-124 PARCEL 8DZ-8757

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dan Duer and Edwin A. Groves**, have bargained and sold, and by these present do transfer and convey unto the said **Richie L. Hamilton and wife, Eutola C. Hamilton** the Grantee(s) herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Charlotte Park, Section 26, of record Book 3700, Page 91, Register's Office for said County.

Said Lot No. 39 fronts 70.0 feet on the northeasterly margin of Upton Lane and extends back 172.39 feet on the northwesterly line and 146.38 feet on the southeasterly line to a broken line in the rear, measuring 74.85 feet thereon.

Being the same property conveyed to Dan Duer and Edwin A. Groves by deed from Steven F. Oliver and wife, Donna M. Oliver of record in Book 8709, page 369, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6688 Upton Lane, Nashville, TN 37209.**

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 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 gender.

Witness our hands this 15th day of October, 1992.

Dan Duer
Dan Duer

Edwin A. Groves
Edwin A. Groves

5.6.0.5.2.

IDENTIFICATION

Oct 19 11 07 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2077 10/19 0101 03CHECK 323.13

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 8760 PAGE 756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan Duer and Edwin A. Groves**, 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, Tennessee on this 15 day of October, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 84,900

AFFIANT

Sworn to and subscribed before me this 15 day of October 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-26-96

This instrument prepared by:
Rick M. Johnson, 3221 Nolensville Rd., Ste. #1, Nashville, TN 37211
(615) 833-5858



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

RECEIVED OF _____

FOR _____ BOOK 8760 PAGE 757

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

CAMT 84900.00
CON TX 314.13
PRFEE 1.00
MRFEE 8.00
TOTAL 323.13
CHECK 323.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/19/92 01 11:08 0001 2077

5 6 0 5 2

IDENTIFICATION REFERENCE

Oct 19 11 07 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 581550