Boy 20

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
Edwin A. Groves and Dan Duer 4305 Colorado Avenue Nashville, TN 37209	S, A, M, E.	MAP 103-4 PARCEL 260 FB# 25W-6020

BOOK 8760 PAGE 764

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, **Richie L. Hamilton and wife, Eutola C. Hamilton**, have bargained and sold, and by these present do transfer and convey unto the said **Edwin A. Groves and Dan Duer** 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 the westerly half of Lot No. 28 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for said County,

Said part of said Lot No. 28 fronts 50 feet on the southerly margin of Colorado Avenue, formerly Ninth Street and extends back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to Richie L. Hamilton and wife, Eutola C. Hamilton by deed from Ed. Groves and Robert M. Calk of record in Book 6377, page 617, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4305 Colorado Avenue, 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 15 day of October, 1992.

Richie L. Hamilton

Eutola C. Hamilton

5605.5

IDENTIFICATION REFERENCE

Oct 19 11 08 AM '92

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3080 10/19 0101 CHECK 229.89

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 **Richie L. Hamilton and wife, Eutola C. Hamilton**, 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 $ 59,686.53

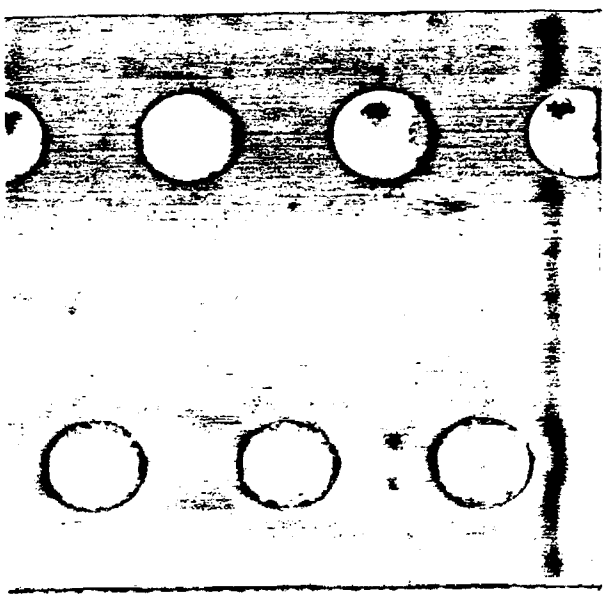
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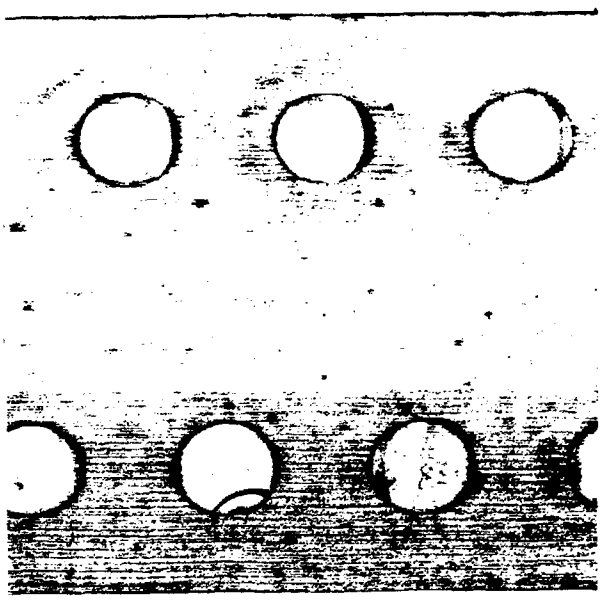
Sworn to and subscribed before me this 15 day of October, 1992.

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 766

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

DAMT	59686.53
CON TX	220.89
PRFEE	1.00
WDEED	8.00
TOTAL	229.89
CHECK	229.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01-09 0001 2080

5 6 0 5 5

IDENTIFICATION REFERENCE

OCT 19 11 08 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 581553