Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mark S. Hamilton, et ux 108 Paxton Ct. Brentwood, Tn. 37027	Same as New Owner	Map 83-7 Parcel 119

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MARK S. HAMILTON and wife, DIANNE HAMILTON, hereinafter referred to as 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. 17, Block A on the plan of Tillman Subdivision, Part 1, of record in Book 1130, page 29, Register's Office for said County.

SAID Lot No. 17 fronts 75 feet on the southeasterly margin of Porter Road and extends back 235 feet, more or less, on the northeasterly line and 268 feet, more or less, on the southwesterly line to a dead line in the rear, measuring 85 feet, more or less, thereon.

BEING the same property conveyed to Thomas J. Fitzpatrick and wife, Mary Evelyn Fitzpatrick, by Substitute Trustee's Deed of record in Book 8660, page 576, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 809 Porter Road, Nashville, TN 37206.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the plan of record in Book 1130, page 29, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 22nd day of October, 1997.

"GRANTORS"

THOMAS J. FITZPATRICK

MARY EVELYN FITZPATRICK

"GRANTEES"

MARK S. HAMILTON

DIANNE HAMILTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. FITZPATRICK and wife, MARY EVELYN FITZPATRICK, and MARK S. HAMILTON and wife, DIANNE HAMILTON, 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, at office, this the 22nd day of October, 1997.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is ~~$63,000.00~~.

Affiant

Sworn to and subscribed before me, this the 22nd day of October, 1997.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

97 OCT 24 AM 8:41

REGISTER
DAVIDSON COUNTY, TN.

0362275

IDENTIFICATION REFERENCE

3381 10/24 0101 03CHECK 242-10

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10657 PG 68

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	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
TOTAL	242.10
CHECK	242.10

10/24/97 01 08:42 0001 3381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0362275
IDENTIF. # REFERENCE

97 OCT 24 AM 8:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1212644