BOOK 10797 PG 365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY 1998

Notary Public

MY COMMISSION EXPIRES 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
MARK HAMILTON AND DIANE HAMILTON (NAME)	SAME (NAME)	Map 118-8
108 Paxton Ct (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 91
Brentwood 37027 (CITY) (STATE) (P.O. ZIP)	(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, ANNIE M. TRAUERNICHT, joined by husband HAROLD TRAUERNICHT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK HAMILTON and wife, DIANNE HAMILTON

HEREINAFTER CALLED THE GRANTEES, THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT No. 101 on the Plan of Grandview Heights Addition, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ANNIE M. TRAUERNICHT by deed from OVAL C. STEWART, joined by wife, MARY E. STEWART of record in Book 8308, page 802 and re-recorded at Book 8311, page 311, Register's Office for Davidson County, Tennessee.

HAROLD TRAUERNICHT joins in this conveyance in order to convey any interest he may have in the above described property by virtue of being the husband of ANNIE M. TRAUERNICHT, particularly marital rights.

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

unimproved ( )
This is improved (X) property, known as 2413 WINFORD AVENUE NASHVILLE, TENNESSEE 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 ti, 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 hands this 11TH day of FEBRUARY, 1998

Annie M Trauernicht
ANNIE M. TRAUERNICHT

Harold Trauernicht
HAROLD TRAUERNICHT

STATE OF TENNESSEE
Davidson County

BOOK 10797 PG 366

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ANNIE M. TRAUERNICHT and HAROLD TRAUERNICHT

the bargainor S, 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 11th day of FEBRUARY 19 98

Commission expires 5-28-2000

William J. Berry
Notary Public

STATE OF TENNESSEE

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

TO

0401553
IDENTIF. & REFERENCE

98 FEB 18 AM 8:56

PICK-UP

4318 02/18 0101 03CHECK 175.50

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

RECEIVED OF _____

FOR _____

BOOK 10797 PG 367

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

02/18/98 01 08:54 0001 4318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0401553
IDENTIF. # REFERENCE

98 FEB 18 AM 8:56

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1254825