Box 1

BOOK 10978 PG 850

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Jay G. Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay G. Hamilton (NAME)	Same (NAME)	MAP 72-9
1020 Delmas Avenue (ADDRESS)	(ADDRESS)	PARCEL 246
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	15DA 3195

FOR AND 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, Evelyn Woody , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jay G. Hamilton

HEREINAFTER CALLED 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 the west one-half of Lot No. 41 on the Map of East Hill Addition, as of record in Book 332, page 33, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of West Delmas Avenue, and runs back between parallel lines, 191 feet, more or less, to a dead line.

Being the same property conveyed to Mary Woody and Evelyn Woody as joint tenants with the right of survivorship by deed from W. A. McWhirter and wife, Mary E. McWhirter of record in Book 4639, page 261, Register's Office for Davidson County, TN. The said Mary Woody having since died and the property vested in Evelyn Woody by right of survivorship.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1020 Delmas Avenue, Nashville, TN 37216
(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 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. 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 my hand this 16th day of June 19 98

Evelyn Woody
Evelyn Woody

BOOK 10978 PG 851

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 Evelyn Woody

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of June 19 98.

Commission expires 11/24/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Bradley
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

0451255
IDENTIF. & REFERENCE
98 JUN 16 PM 1:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1564 06/16 0101 03CHECK 175.50

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

RECEIVED OF _____

FOR _____

BOOK 10978 PG 852

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
MDEED 8.00
TOTAL 175.50
CHECK 175.50

06/16/98 01 13:15 0001 1564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451255
IDENTIF. ↑ REFERENCE

JUN 16 PM 1:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307422