Realty 42 A

WARRANTY DEED

BOOK 11279 PAGE 492

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina H. Bollman	First American National Bank	91-10-105
(NAME)	(NAME)	
730 Hite Street	First American Center	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37237	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Darrell L. Hamilton and Dennis G. Hamilton and Lynn H. Richmond, DEVISEES under the will of Sara Lee Hamilton, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nina H. Bollman

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

99 JAN -4 PM 12:14
BILL GARNER
DAVIDSON COUNTY, TN.
REGISTER
IDENTIF. & REFERENCE
05321175

unimproved ( )
This is improved (X) property, known as 730 Hite Street, Nashville, TN 37209
(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 our hand s this 31st day of December 19 98

Darrell L. Hamilton by Lynn H. Richmond — Lynn H. Richmond
Darrell L. Hamilton — Lynn H. Richmond

Dennis G. Hamilton by Lynn H. Richmond
Dennis G. Hamilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn H. Richmond, 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 herein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31 day of December, 1998.

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynn H. Richmond, 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 herein contained, and who further acknowledged that she is the attorney in fact for Darrell L. Hamilton and Dennis G. Hamilton and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 31 day of December, 1998.

Commission expires _____ Notary Public

Exhibit "A"

Tract I:
Land in Davidson County, TN, being Lot No. 112 of Section 2, Urbandale Subdivision, of record in Book 1835, Page 82, Register's Office for said County.

Said Lot #112 fronts 50 feet on the easterly side of Hite Street and extends back 125.4 feet on the southerly line and 125.6 feet on the northerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Lemuel L. Hamilton and wife, Sara S. Hamilton by deed from Tennessee Construction & Development Company, Inc. of record in Book 2243, Page 77, Register's Office for Davidson County, TN.

Tract II:
Land in Davidson County, TN, previously acquired according to Metropolitan Nashville Bill No. 68-593 and being part of parcels 82-84-56 and 411 of Map 91-10 to wit:

Extending the southeasterly line of parcel 105 (erroneously referred to as lot 105) Section 2 of Urbandale subdivision from the dead line in the rear and presently owned by Grantees in a straight line across Richland Creek to intersect with the property belonging to J. D. Kirby, et ux, and extending the northwesterly line of grantors property line from the dead line straight back to intersect with the property line of land belonging to J. D. Kirby, et ux.

Being the same property conveyed to L. L. Hamilton and wife, Sara Lee Hamilton by Quitclaim Deed from E. Milligan and Joe Barnes, Jr. of record in Book 5676, Page 549, Register's Office for Davidson County, TN.

Lemuel L. Hamilton and L. L. Hamilton being one and the same person. Sara S. Hamilton and Sara Lee Hamilton being one and the same person. Lemuel L. Hamilton predeceased Sara Lee Hamilton, who died 3/12/98, devising subject property to her children, Darrell L. Hamilton, Dennis G. Hamilton and Lynn H. Richmond, under the terms of her will in Will Book 219, page 685, Davidson County Probate Court Clerk's Office, file no. 98P-597.

Subject to easement in Book 5676, Page 549; all matters on the plan of record.

7518
01/04 0101 03CHECK 235.15

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11279 PAGE 495

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	59500.00
CON TX	220.15
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	235.15
CHECK	235.15

01/04/99 01 12:12 0001 7918

053217 5

IDENTIF. A REFERENCE

99 JAN -4 PM 12:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407316