WARRANTY DEED



Jill L. Roller
My Commission Expires
Jan. 27. 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Shelly Abell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2000.

Jill L. Roller
Notary Public

MY COMMISSION EXPIRES: January 27, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim V. Nolcox	Coldwell Banker Mortgage	91-15-212
(NAME)	(NAME)	
314 51st Avenue North	P. O. Box 5449	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Mt. Laurel, NJ 08054	
(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, **GEORGE H. HAMILTON V AND WIFE, LILLIAN P. HAMILTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIM V. NOLCOX AND WIFE, CANDACE K. POLSGROVE**, 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 southerly 56 feet of the westerly half of Block 9, on the Plan of the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

BEGINNING at the northeast corner of 51st Avenue North, formerly 10th Street and Elkins, formerly Second, the easterly margin of 51st Avenue North, northwardly 56 feet to a point 94 feet south of the southerly margin of an alley; thence eastwardly and parallel with said alley 160 feet; thence southwardly and parallel with the easterly margin of 51st Avenue North, 56 feet to the northerly margin of Elkins Avenue; thence with said Avenue, westwardly 160 feet to the beginning.

BEING the same property conveyed to George H. Hamilton, V and spouse, Lillian P. Hamilton by deed from Marilyn S. Jordan, a single person of record in Book 9307, Page 823, Register's Office for Davidson County, Tennessee.

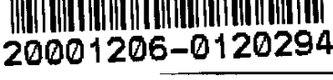
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 314 51st Avenue North, 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 my/our hand(s) this 1st day of December, 2000.

Davidson County DEEDWARR
Recvd: 12/06/00 15:30 2pgs
Fees:11.00 Taxes:632.70



George H. Hamilton V

Lillian P. Hamilton

STATE OF TENNESSEE

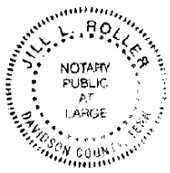
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George H. Hamilton, V and wife, Lillian P. Hamilton, the bargainors, 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 this 1st day of December, 2000.

Commission expires: January 27, 2001

Jill L. Roller Notary Public



Jill L. Roller
My Commission Expires
Jan. 27, 2001