WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

J. K. Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 19 79.

Jack M. Bell
Notary Public

MY COMMISSION EXPIRES: 10/8/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. K. Woodard, 223 Madison Street, Madison, Tennessee, 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BETTY JUNE HYDEN (NAME)	same as new owner (NAME)	134
1412 Helen Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 88 TK
Nash, TN. 37217 (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, James C. Hill and wife, Estelle Hill,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty June Hyden,

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, in the Fifth Civil District, described according to a survey made by Joel B. Spaulding in January 1952, as follows:

Beginning at a point in the southerly right-of-way of the Antioch Pike as established by Davidson County, Highway Department, the said point being 518.9 feet southeast of the intersection of the Paragon Mill Road and the Antioch Pike as measured along the center line of the said Antioch Pike, said beginning point being an iron pin set in the said right-of-way; thence south 41° 51' west 276.3 feet to an iron pin in a fence line; thence south 87° 03' east 83.1 feet to an iron pin in said fence line and Pearl Hill Vick's west line; thence with Pearl Hill Vick's line north 41° 51' east 222.5 feet to an iron pin in the southerly right-of-way of the Antioch Pike; thence north 46° 00' west 65 feet to the point of beginning.

Being the same property conveyed to James C. Hill and wife, Estelle Hill by deed from Grover C. Hill and wife, Maggie Hill of record in Book 2094, page 117, Register's Office for Davidson County, Tennessee.
The grantors reserve unto themselves or the survivor of them a life estate in said property.

This is improved (XX) unimproved ( ) property, known as 1213 Antioch Pike, Nashville TN. 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 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 hands this 11th day of June, 1979

James C. Hill
JAMES C. HILL

Estelle Hill
ESTELLE HILL

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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 James C. Hill and wife, Estelle Hill,

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 Tenn., this 11th day of July, 1974

Commission Expires June 11, 1978 C. K. Smith, Notary Public.

STATE OF _____
_____ County

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 purpose 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

F-39724

IDENTIF. REFERENCE

JUL 12 3 08 PM '79

FELIX Z. HILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
JAMES C. HILL et ux

TO
BETTY JUNE HYDEN

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	32.50-
5980A07/12/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 9 7 2 4

IDENTIF. REFERENCE

JUL 12 3 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696724