BOOK 5564 PAGE 165 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1980

Notary Public

MY COMMISSION EXPIRES: 2/23/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: E. Cohn, Jr., Attorney at Law, Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne L. Hill (NAME)	Suzanne L. Hill (NAME)	145-11-5
5054 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	5054 Villa Crest Drive (STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37220 (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, Edward M. Blankner and wife, Virginia A. Blankner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Suzanne L. Hill

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 Lot No. 20 on the Plan of Villa Estates, as of record in Book 3600, page 66, Register's Office for said County.

Said Lot No. 20 fronts 220 feet on the easterly side of Villa Crest Drive, and extends back 363.47 feet on the northerly line and 327.34 feet on the southerly line, to a dead line measuring 211.95 feet thereon.

Being the same property conveyed to Edward M. Blankner and wife, Virginia A. Blankner, by deed from Richard Strecker and wife, Mary Jane Strecker, of record in Book 4221, page 687, Register' Office for DAvidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3829, page 772, said Register's Office, and the Plan of record in Book 3600, page 66, said Registers Office, which shows an Owner's Certificate, a 75 foot minimum building setback line from Villa Crest Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 3 x 15 foot utility anchor easement located on the front of said lot.

This is { } unimproved { X } improved property, known as 5054 (House Number) Villa Crest Drive (Street) Nashville, Tennessee (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 6th day of February, 1980

Edward M. Blankner

Virginia A. Blankner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward M. Blankner and wife, Virginia A. Blankner

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 6th day of February 19 80

Commission expires 10/15/83

Notary Public

STATE OF TENNESSEE
Davidson 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 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

Edward M. Blankner and wife,

Virginia A. Blankner

TO

Suzanne L. Hill

F 75564

IDENTIF. REFERENCE

FEB 7 2 44 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

1549 02/07/80 455.00- CHECK

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5561 PAGE 167

FOR

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
			172500.00- CO	
			448.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 455.00-	
			1549A02/07/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 75564

IDENTIF. REFERENCE

FEB 7 2 44 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 740905