THIS INSTRUMENT PREPARED BY:
HOWARD L. CHAMBERS
5151 Lebanon Rd., Old Hickory, TN 37138

WARRANTY DEED

BOOK 5734 PAGE 553

Address New Owner:	Send Tax Bills to:	
John Robert Hill, Jr. 4501 Andrew Jackson Pkwy. Hermitage, TN 37075	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map-Parcel Numbers Parcel 95 4 D -27086

For and in Consideration of Five Hundred Dollars ($500.00) cash in hand paid, receipt of which is hereby acknowledged, and assumption of the mortgage recorded in certain Deed of Trust in Book 5369, page 466, Register's Office of Davidson County, Tennessee.

We have bargained and sold, and by these presents do transfer and convey unto the said John Robert Hill, Jr. and his heirs and assigns, our one-half undivided interest in land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 509 on the Plan of Sherwood Forest, Section 6, as of record in Plat Book 4955, page 116, Register's Office for said County, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to John Robert Hill, Jr. and Randel L. Crotts by deed from Vernon R. Williams, Sr. and wife, Dorothy A. Williams, of record in Book 5700, page 226, Register's Office of Davidson County, Tennessee.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5369, page 466, said Register's Office, securing a promissory note dated November 28, 1978, payable to the order of Commerce Union Bank, with a present unpaid principal balance of approximately $37,014.29 which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein.

This conveyance is further subject to restrictive covenants of record in Book 5205, page 735, re-recorded in Book 5206, page 578, said Register's Office, and any other existing easements and rights of way of record.

This is improved property, known as 4904 Teton Drive, Old Hickory, Tennessee 37138.

To Have to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Robert Hill, Jr. and his heirs and assigns, forever. And we do covenant with the said John Robert Hill, Jr. that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as stated above.

And Randel L. Crotts and wife, Lena Crotts do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said John Robert Hill, Jr. and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 16th day of June, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Randel L. Crotts

Lena Crotts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

John Robert Hill, Jr.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF June, 1981

NOTARY PUBLIC

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 Randel L. Crotts and wife, Lena Crotts, the bargainors, 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 16 day of April, 1981.

Juanita Trent
Notary Public

My Commission Expires:
6-13-81

RUSH

637880

IDENTIFICATION REFERENCE

APR 17 2 33 PM '81

FELIX ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5734 PAGE 555

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
			835.00- CO	
			61.10 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	37.39-
			08274047/17/81 BAL	.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G37.8880

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IDENTIFICATION REFERENCE

APR 17 2 34 PM '81

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 817292