WARRANTY DEED

Prepared by: BONE & AMONETTE
Gallatin, Tennessee

BOOK 6139 PAGE 447

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall J. Hylton	"SAME"	Map 53-3, Parcel 249
(NAME)	(NAME)	
1402 Birdsall		Field Book No. 4D-44475
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN		
(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 B. WILSON, JR. AND WIFE, DIANE WILSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL J. HYLTON AND PATRICIA A. MAYNARD

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 the Fourth Civil District of Davidson County, Tennessee, described as follows:

BEING Lot No. 190, Section B, Village of Old Hickory, Fourth Civil District of Davidson County, Tennessee, as shwon on plan recorded July 16, 1948, Book 1424, page 67, in the Register's Office for Davidson County, Tennessee; fronting 50.0 feet on Birdsall Street, containing 0.10 acres, more or less.

BEING the same property conveyed to James B. Wilson, Jr. and wife, Diane Wilson by deed from Gayle Perryman Nichols and husband, Robert Allen Nichols, and George P. Tune, of record in Book 5649, page 739, Register's Office of Davidson County, Tennessee.

AS part of the consideration, the said RANDALL J. HYLTON AND PATRICIA A. MAYNARD, have this day assumed the balance owing on a certain promissory note dated September 8, 1980, and secured by a deed of trust of record in Book 5649, page 749, Register's Office of Davidson County, Tennessee, in the original amount of $32,500.00 and payable to Gayle Perryman Nichols.

H 74294

IDENTIF. REFERENCE

Sep 19 10 28 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1402 Birdsall Street, Old Hickory, Tennessee
(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 convenant 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 convenant 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 15th day of September, 19 83

James B. Wilson, Jr.
JAMES B. WILSON, JR.

Diane Wilson
DIANE WILSON

Prepared by:
BONE & WOODS
ATTORNEYS AT LAW
GALLATIN, TENN.

STATE OF TENNESSEE
SUMNER County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES B. WILSON, JR. AND WIFE, DIANE WILSON

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 Gallatin, Tennessee, this 15th day of September 19 83

Commission expires 10-6-84 Vicki Grantham
Notary Public

STATE OF TENNESSEE
~~County of~~ }

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

FORM 11-77

STATE OF TENNESSEE
County of SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $43,467.50

Randall J. Hylton
Affiant

Subscribed and sworn to before me, this the 15th day of September, 1983.

Vicki Grantham
Notary Public

My commission expires 10-6-84

(AFFIX SEAL)

8229 WARRANTY DEED CHECK

FROM
JAMES B. WILSON, JR. AND WIFE,
DIANE WILSON

TO
RANDALL J. HYLTON AND
PATRICIA A. MAYNARD

Prepared by:
BONE & WOODS, Attorneys
P.O. BOX 1070
GALLATIN, TENNESSEE 37066
(615) 452-5531 or (615) 244-3044

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6139 PAGE 449

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
			43467.50- CO	
			113.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 119.60-	
			8229A09/19/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 74294

IDENTIF. REFERENCE

SEP 19 10 28 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 979487