3032

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

File ID

BOOK 6226 PAGE 829

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Emery F. Hill (NAME)	Commerce Union Bank (NAME)	117-2
2711 Wortham Avenue (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	3
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB# 7DA-22440

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, LOIS C. DUKE a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMERY F. HILL and wife KATHLEEN A. HILL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 11 of Block No. 4 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract as of record in Plat Book 974, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to E. H. Duke, Jr. and wife, Lois C. Duke by deed from Margaret Fraser Bryan and husband John Thomas Bryan of record in Book 2806, page 215, said Register's Office, the said E. H. Duke, Jr. having since died.

This conveyance is subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) All matters appearing on the Plan of record in Plat Book 974, page 24, said Register's Office.

10167.6

IDENTIF. REFERENCE

FEB 6 10 01 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2711 Wortham Avenue Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of February, 1984.

Lois C. Duke

LOIS C. DUKE

1207

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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 LOIS C. DUKE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 19 84.

My commission expires 10/21/84 Notary Public Rebecca A. Stanley

** or proven to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Emery F. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 84

MY COMMISSION EXPIRES: 10/21/84 (AFFIX SEAL) Rebecca A. Stanley Notary Public

WARRANTY DEED

FROM LOIS C. DUKE

TO EMERY F. HILL and wife, KATHLEEN A. HILL

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

RECEIVED OF _____

FOR _____

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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

85000.00- CAMT.
221.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.50-
1207A02/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 0 1 6 7 6

IDENTIF. REFERENCE

FEB 6 10 01 AM '84

FELIX Z. WILSON
DAVIDSON CO., TN

No. 11479