This Instrument Prepared By: Stewart & Black, Attorneys
223 Madison Street
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Langdon Hill (NAME)	Norwest Mortgage Co., Inc. (NAME)	86-14A
191 Thistle Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 780 (STREET ADDRESS)	191
Hermitage, TN 37076 (CITY) (P. O. ZONE) (STATE)	Waterloo, Iowa 50704 (CITY) (ZONE) (STATE)	4D-08746

For and in Consideration of the sum of ----------Ten and 00/100----------
($10.00)----------
..... *DOLLARS*
cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

BOOK 6390 PAGE 636

THOMAS W. GRUMKE and wife, JANE-BARRY GRUMKE, hereinafter referred to as Grantors,

I 52517
IDENTIFICATION REFERENCE
Sep 27 11 49 AM '84
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

RUSH!

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ....JAMES LANGDON HILL and wife, SHARON BETH HILL, hereinafter referred to as Grantees, their
..... *heirs and assigns, a certain tract or parcel of land in* Davidson .....*County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 191 of the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, page 682, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Thomas W. Grumke, et ux, by deed from Nina Peek Sullivan of record in Book 5962, page 229, said Register's Office.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Hermitage Meadows; and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6034, page 365, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,300.00

Subscribed and sworn to before me, this the 27 day of September, 19 84

Affiant

My commission expires: 11/1/87 (Affix Seal)

Notary Public

09/27 11:23- CHECK

3922

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hermitage Meadows Subdivision, Stage Two, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage Two) is vested in Hermitage Meadows Homeowners' Association for the common enjoyment of all members of said Association.

4. Easements for sanitary sewers and water lines granted Cumberland Utility District.

BOOK 6390 PAGE 637

5. Taxes for the current year which have been prorated and asssumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 191 Thistle Lane (House Number) (Street) Hermitage, TN 37076 P. O. Address: (City or Town)

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.*

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.*

Witness our hands *this* 27th *day of* September, *19* 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas W. Grumke

Jane Barry Grumke

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 Thomas W. Grumke and Jane-Barry Grumke

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 Madison, Tennessee, this 27th day of September, 19 84

Notary Public.

Commission Expires 11/1/87

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

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

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., 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 .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6390 PAGE 639

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

50300.00- CAMT.
130.78 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 140.28-
3922A09/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 2 5 1 7.

T
IDENTIF. REFERENCE

SEP 27 11 49 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073255