THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael Hinchion et ux 2116 Ashwood Avenue Nashville, TN 37212	The Gill Company 9601 McAllister Freeway P. O. Box 758 San Antnio, Texas 78293	104-15 196 24W-8905

WARRANTY DEED

BOOK 6420 PAGE 718

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, George B. Tomlin, Jr. and wife, Wanda Tomlin, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael Hinchion and wife, Rene' D. Balogh, hereinafter called the Grantee, Grantee's 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. 9 and the easterly 2 feet of Lot No. 10 on the plan of H. D. Jacob's Subdivision of the W. M. Manly Tract called "Hillsboro Place", of record in Book 547, page 27, Register's Office for said County.

SAID Lot No. 9 and the easterly 2 feet of Lot No. 10 adjoin and front together 62 feet on the northerly margin of Ashwood Ave., formerly Hillsboro Place, and extends back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to George B. Tomlin, Jr. by deed from David M. Baldwin and wife, Diane Whitten, of record in Book 6009, page 740, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Dominion Bancshares Mortgage Corporation of record in Book 6009, page 743, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (un)improved property, known as 2116 Ashwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of November, 1984.

George B. Tomlin, Jr.

Wanda Tomlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 1984, before me personally appeared George B. Tomlin, Jr. and Wanda Tomlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6420 PAGE 719

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Michael Hinchion
Affiant

Subscribed and sworn to before me, this the 2nd day of November, 1984.

My Commission Expires: Nov 1, 1987 Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I 6 1 8 6 4.

IDENTIF. REFERENCE

Nov 6 2 18 PM '84

DAVIDSON COUNTY, TN

WARRANTY DEED

from:
GEORGE B. TOMLIN, JR. ET UX

to:
MICHAEL HINCHION ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 6420 page 720

BOOK 6420 PAGE 720

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			95000.00- CAMT.	
			247.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	253.50-
5141A11/06/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 8 6 4

IDENTIF. REFERENCE

Nov 6 2 18 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0083248