B0435

WARRANTY DEED

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Rodney L. Hill (NAME)	DOMINION BANCSHARES MORTGAGE (NAME)	
1612 Stokes Lane (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	MAP 117-8
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	PARCEL 85

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Rodney L. Hill and wife, Glinda J. Hill and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 6451 PAGE 940

Madeline M. McDowell

have this day bargained and sold, and do hereby transfer and convey unto the said Rodney L. Hill, and wife, Glinda J. Hill

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 11 on the Map of the A. B. Montgomery Lands, as of record in Plan Book 1, page 22, of the Chancery Court at Nashville, described as follows:

Beginning at a point in the north margin of Stokes Lane, 486 feet, more or less, west of the westerly margin of Belmont Boulevard, at the southwest corner of the property conveyed by deed in Book 1195, page 118, Register's Office for said County; thence along the west line of the above property and along the west line of the property conveyed by deed in Book 1199, page 533, said Register's Office, northerly in a broken line, in all 290 feet to the south margin of the Tennessee Central Railroad right of way; thence with the south line of the same, westerly 31.3 feet to the northeast corner of the property conveyed to George M. Allen and wife, by deed of record in Book 1166, page 375, said Register's Office; thence along Allen's east line, southerly in a broken line 290 feet more or less, to said Allen's southeast corner in the north margin of Stokes Lane; thence with the margin of the same, easterly 57 feet to the point of beginning.

Being the same property conveyed to William D. McDowell and wife, Madeline M. McDowell by deed from Thompson P. McKissack and wife, as of record in Book 2024, page 133, said Register's Office for said County, the said William D. McDowell having since died.

(See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,900.00

Subscribed and sworn to before me, this the 14th day of December, 19 84

Affiant: Glinda J. Hill

My commission expires: 5/20/87 (Affix Seal)

Notary Public: Judy A Dobbs

This is improved / unimproved property, known as 1612 Stokes Lane, Nashville, TN 37215 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 14th *day of* December, 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.*

Madeline M. McDowell

Madeline M. McDowell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy A. Dobbs Madeline M. McDowell *, a Notary Public in and for said County and State,* .....

the within named 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* 14th *day of* December *, 19*84

Judy A Dobbs
Notary Public

Commission expires 05/20/87

NOTARY PUBLIC AT LARGE

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 .....

EXHIBIT A

DEC 18 4 05 PM
DAVIDSON COUNTY, TN

IDENTIFICATION

1.7 1.09

Included in the above description but specifically excluded therefore is the following tract:

Beginning at the point of intersection of the west boundry of this property and the south right of way of the Tennessee Central Railroad, said point being along the said right of way 279 feet eastwardly from the east margin of Brightwood Avenue; thence along the said right of way along a curve left having a radius of 2,341.8 feet from 35.0 feet to a point; thence south 14 degrees 12 minutes west 102.0 feet to a point; thence south 15 degrees 04 minutes west 83.8 feet to a point; thence north 37 degrees west 62.7 feet to a point in the said west boundary; thence along the said west boundary north 18 degrees 33 minutes east 52.8 feet to a point; thence north 22 degrees 47 minutes east 111.4 feet to the point of beginning and containing 7,624 feet.

Being the same property conveyed to The State of Tennessee, by deed from William D. McDowell and wife, Madeline M. McDowell of record in Book 4735, page 991, Register's Office of Davidson County, Tennessee.

WARRANTY DEED

Madeline M. McDowell

TO

Rodney L. Hill etux

CT247527

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 6451 PAGE 942

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
			39900.00- CAMT.	
			181.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 188.24-	
6552A	12/18/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-1-1:09

IDENTIF. REFERENCE

DEC 18 4 05 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94355