This instrument prepared by:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, Tennessee 37215

# WARRANTY DEED

BOOK 6524 PAGE 113

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Randolph Hilman and wife | (same) | Map 83-2 |
| NAME: | NAME: | |
| 1419 Roberts AVenue | 1205 Woodland St. (POBox 60731) | Parcel 80 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, TN 37206 | |
| (CITY) (P.O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN ($10.00) *Dollars,*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Third National Bank In Nashville, Successor Trustee under the Will of Jeff McCarn, deceased, hereinafter called Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Randolph Hilman and wife, Janet L. Ryan-Hilman hereinafter called Grantees, their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 4 on the Plan of Sharpe & Horn's Subdivision of Elwood Place of record in Book 332, page 18, Register's Office for said County.

Said Lot No. 4 fronts 50 feet, more or less, on the northerly margin of Roberts Avenue and extends back between parallel lines 170.0 feet, more or less, to a line in the rear measuring 50 feet, more or less, thereon.

Being part of the property conveyed to Jeff McCarn, now deceased, by deed of record in Book 496, page 2, said Register's Office, as devised to J. Haskell Tidman as Trustee under the Will of Jeff McCarn in Will Book 58, page 199, Probate Court for said County, Grantor having been appointed Successor Trustee under said Will in Book 4611, page 706, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 1st day of April, 1985

Affiant

My commission expires Jan 19, 1988

Notary Public

(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Unimproved ( ) )
This is improved (XX) property, known as 1419 Roberts Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Grantees, their

~~XXXXXX~~

*heirs and assigns forever,* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1985 taxes which have been prorated and payment thereof assumed by Grantees.

It *further covenant and bind* itself, its successors ~~XXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* its *hand this* 1st *day of* April *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

04/18/85 1:50 PM

ATTEST: Nicholas A. Burn
Assistant Real Estate Officer

Third National Bank In Nashville,
Successor Trustee under Will of
Jeff McCarn, deceased
BY: Thomas A. Allen
Thomas A. Allen, Assistant Vice-President and Trust Real Estate Officer

4102

BOOK 6524 PAGE 114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personallly appeared before me,* ..... *a Notary Public in and for said County and State,* .....

.....

.....

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

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

..... *Notary Public*

*Commission expires* .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* the undersigned *a Notary Public of the State and County aforesaid, personally appeared* Thomas A. Allen *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Assistant Vice-President and Trust Real Estate Officer of the Third National ~~xxx~~ Bank In Nashville, *the within named bargainor, a corporation, and that* ..... *he as such* Assistant Vice-President and Trust Real Estate Officer *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* him *self as* Assistant Vice-President and Trust Real Estate Officer

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 1st *day of* April *19* 85

Bettie P. Jones *Notary Public*

*Commission expires* Oct. 19, 1986

I 9 3 4 4 6

IDENTIF. REFERENCE

APR 2 9 13 AM '85

DAVIDSON COUNTY, TN

**WARRANTY DEED**

FROM
Third National Bank In Nashville,
Successor Trustee

TO
Randolph Hilman and wife,
Janet L. Ryan-Hilman

Compliments of
**Colonial Title Company**
Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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

RECEIVED OF _____

FOR _____

BOOK 6524 PAGE 115

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 25000.00- CAMT. | |
| | | | 65.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 71.50- |
| | | | 4102A04/02/85 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 9 3 4 4 6

IDENTIF. REFERENCE

APR 2 9 13 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 121142