Box 8/cc

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:
Brian T. Hill	First Tennessee Bank National	83-309
1207 Calvin Avenue	Association	5
Nashville, TN 37208	P. O. Box 1000, Dept. 47	232-8970
	Memphis, Tennessee 38148	

WARRANTY DEED

BOOK 6679 PAGE 683

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, Susan D. Hynds, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brian T. Hill and wife, Margaret M. Stolz 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. 16, Block "B" on the plan of F. O. Beasley's Addition to East Nashville, of record in Book 57, page 85, Register's Office for said County.

SAID Lot No. 16 fronts 50 feet on the northerly margin of Calvin Avenue and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Susan D. Hynds by deed from Ollie E. Vester of record in Book 6390, page 494, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

THIS instrument is being executed on behalf of Susan D. Hynds by Cynthia S. Evans as her Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 1207 Calvin Avenue, Nashville, TN 37208.

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 8th day of October, 1985.

Susan D. Hynds
Susan D. Hynds
BY: Cynthia S. Evans
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of October, 1985, before me personally appeared ~~Susan D.~~ Hynds, unmarried, 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 she executed the same as her free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5679 PAGE 684

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 58,500.00 .

_____
Affiant

Subscribed and sworn to before me, this the 8th day of October, 19 85.

My Commission Expires: 11-1-87

_____
Notary Public

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 Cynthia S. Evans, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Susan D. Hynds as her Attorney-In-Fact, as the free act and deed of the within named Susan D. Hynds. Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 1985.

_____
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:
Susan D. Hynds, unmarried

to:
Brian T. Hill and wife, Margaret M. Stolz

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

STATE OF Tennessee

BOOK 6679 PAGE 685

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Cynthia S. Evans
Affiant

Sworn to and subscribed before me this
8th day of October, 1985.

Cheryl Wilkins Avery
Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4367

IDENTIFICATION REFERENCE

Oct 10 1 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6679 PAGE 686

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

58500.00- CONT.
152.10 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 161.60-
5970A10/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4367 I.

IDENTIFICATION REFERENCE

OCT 10 1 45 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181076