FROM.

This Instrument Prepared By:

TO:

mail

THOMAS N. JONES
Attorney at Law
339 Main St., Suite 100
Franklin, TN 37064

Address New Owners:	Send Tax Bills To:	Map/Parcel No.:
M/M John Douglas Hill	John O. Hill Co. Inc.	23-4/8/49
P.O. Box 23331	P.O. Box 23331	
Nashville, Tenn. 37202	Nashville, Tenn. 37202	

WARRANTY DEED

BOOK 6826 PAGE 883

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, we, **Steven G. Kempel and Deborah F. Faulkner** (being one and the same as Deborah F. Kempel), hereinafter known as Grantors, have this day bargained and sold and do hereby transfer and convey unto **Kimberly Gayle Hill, John Douglas Hill and Connie S. Hill and John O. Hill,** their heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, Tennessee, and more particularly described as follows:

FIRST TRACT: BEGINNING at a stone, being W.W. Parrish's southeast corner and M.E. Link's northwest corner, running thence N 2 3/4° east 28.68 chains to a black oak stump, Harris and Hunter's corner in Cumming's line; thence South 42 3/4° west 27.70 chains to a stone and black walnut pointer; thence South 64 3/4° east 19.39 chains to the beginning, containing 25.64 acres more or less. There is to be a road 14 feet wide commencing at the creek with Sanford McFerrin and James Hunter's line back to said tract or parcel of land.

SECOND TRACT: BEING part of Lot No. 2 in Division of the lands of Eben L. Crocker, deceased, a plan of which is of record in book 161, page 74, Register's Office for said County, described according to a survey made April 14, 1933, by Erle Drake, County Surveyor for Davidson County, as follows: BEGINNING at a point in the center of the County Road leading to White Creek Springs, the southwest corner of said Lot No. 2; thence North 3/4° west, with the center of said County Road as straightened, 19 1/2 poles; thence North 87 1/2° East, with a ditch, 29 poles to an elm on the north bank of said ditch; thence North 31° east 151 poles to rock pile around sassafras corner with pointers in Mrs. Mamie G. Herbert's south line; thence South 87 1/2° east, with Mrs. Herbert's south line, 22 1/2 poles to a stone pile 4 feet north of a beech corner down in Lee's west line; thence South 3 1/2° west 52 poles to a black gum; thence South 42 1/2 west 129.5 poles to a roadway; and thence South 88 1/2° west, with the northerly margin of said roadway, 36.5 poles to the beginning containing 35.63 acres, more or less.

BEING the same property conveyed to Steven G. Kempel and Deborah F. Kempel, (being one and the same as Deborah F. Faulkner), by deed from Eunice Inez Hahn, a widow, of record in book 6316,page 252, RODC, TN.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND WE 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 that it is unencumbered, except as follows:

1. Taxes for the year 1986 are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees,w ho will be responsible for payment of 1986 taxes when they become due and payable.

2. Applicable building and zoning regulations.

3. Such state of facts as an accurate survey would disclose.

4. All existing highway, roadway and utility easements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 7th day of April, 1986.

Steven G. Kempel
STEVEN G. KEMPEL

Deborah F. Faulkner
DEBORAH F. FAULKNER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Margaret Ann Smith, a Notary Public in and for said County and State, Steven G. Kempel and Deborah F. Faulkner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tn. on this the 7th day of April, 1986.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 5/22/89

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John D. Hill
Affiant

Sworn to and subscribed before me this 7th day of April, 1986.

Margaret Ann Smith
Notary Public

My Commission Expires: 5/22/89

BOOK 6826 PAGE 885

90606

IDENTIFICATION REFERENCE

APR 11 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6826 PAGE 883

FOR _____

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
			85000.00- CAMT.	
			221.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 230.50-	
			2016A04/11/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90606

IDENTIFICATION REFERENCE

APR 11 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236127