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OCT 20 8 51 AM '86

BOOK 7013 PAGE 459

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Reginald Hill, et ux
332 N Layman
Indianapolis, IN 46219

MORTGAGEE:
First Family Mtg. Corp.
2900 Ogden Ave
Lisle, IL 60532

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Field Book No. 04D-60880
Map & Parcel No. 64-8-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Luisa G. Moritz, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Reginald Hill and wife, Jean Hill,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 376 on the Plan of Sherwood Forest, Section 4, of record in Plat Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Luisa G. Moritz by virtue of a deed from Carl Franklin and wife, Leslie J. Franklin as of record in Book 6340, page 467, 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 First Family Mortgage Corporation of Florida, of record in Book 5442, page 318, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the Grantee.

This is improved property known as 4745 Kennysaw Drive, Old Hickory, Tennessee, 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, page 448, and easements, covenants and conditions as shown on the Plan of record in Book 4460 pages 182 and 183, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do 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 the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 10th day of October, 1986.

Luisa G. Moritz
LUISA G. MORITZ

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luisa G. Moritz**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 10th day of October, 1986.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 63,035.

Reginald O. Hall
AFFIANT

Subscribed and sworn before me
this 10th day of October, 1986.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

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

RECEIVED OF _____

FOR _____

BOOK 7013 PAGE 461

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
			63935.00- CA.IT. 176.40 CSTAX .50 PRFE 6.00 WDED CHECK 188.90- 5DD6A1C/23/86 PAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54242

IDENTIFICATION REFERENCE

Oct 20 8 51 AM '86

No. 02005