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FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Dorothea E Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 7th DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES My Commission Expires Sept. 11, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothea E. Hill (NAME)	Southwest Mortgage & Financial Services, Inc. (NAME)	86-7
409 Scenicway Knob (STREET ADDRESS OR ROUTE NUMBER)	1515 Cap. of TX Hwy. S., Ste 103 (STREET ADDRESS)	88
Hermitage, Tennessee 37076 (CITY) (STATE) (P.O. ZIP)	Austin, Texas 78746 (CITY) (STATE) (ZIP)	4D-90501

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Walter Allen Gwynne, ~~unmarried~~ and wife, Janet Gwynne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothea E. Hill, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 105 on the Plan of Jackson's Retreat, Phase II a Planned Unit Development of record in Book 5200, page 673, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
Being the same property conveyed to Walter Allen Gwynne, unmarried by deed from Randall Phillips Builders, Inc. of record in Book 6528, page 232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6176, page 939 Register's Office for said County.

Janet Gwynne, wife of the within named Walter Allen Gwynne, joins in this conveyance for the sole purpose of conveying any and all right and title she may have in subject property, especially her marital rights.

MAY 11 12 52 PM 86
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

6 2 1 9 3

This is improved (XX) unimproved ( ) property, known as 409 Scenicway Knob, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7th day of November, 19 86

Walter Allen Gwynne
Walter Allen Gwynne

Janet L Gwynne
Janet Gwynne

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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 Walter Allen Gwynne, ~~unmarried~~ and wife, Janet Gwynne

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of November 19 86

Commission expires My Commission Expires Sept. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (his oath / himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Walter Allen Gwynne, unmarried

TO

~~Dorothea E. Hill, unmarried~~

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

710[illegible].00- CONT.
150.00 CSTAX
.50 PRFEE
6.00 WDED
CHECK 205.30-
47/5A11/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62193

IDENTIFICATION REFERENCE

Nov 11 12 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.10781