BOOK 7099 PAGE 138

File in Box #4
#86-5-57

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,638.17

William L. Hipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 86.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church Street Building, Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRIPLE H PROPERTIES (NAME)	Wachovia Mortgage Company (NAME)	Map 081-11
P.O. Box 140584 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	Parcel 524
Donelson, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP)	2W-21715

FOR AND IN 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, James R. Hillin and wife, Nancy T. Hillin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRIPLE H PROPERTIES, A Partnership, composed of William L.Hipps and Permilla C. Hipps

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:

Land in Davidson County, Tennessee being the southerly 40 feet of the north one half of Lot No. 177 of McGavock Whitmore and other additions to Nashville, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 177 fronts 40 feet on the westerly margin of 12th Avenue North, formerly known as Florence Street, and extends back between parallel lines 154 feet to an alley in the rear measuring 40 feet thereon.

Being the same property conveyed to James R. Hillin and wife, Nancy T. Hillin by deed from Charles Gross and Max Greenberg of record in Book 5080, Page 342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

8105

IDENTIFICATION REFERENCE

JAN 7 1 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1607 12th Avenue North, Nashville, Tennessee 37208
(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 their hands this 28th day of May, 19 86

James R. Hillin
JAMES R. HILLIN

Nancy T. Hillin
NANCY T. HILLIN

STATE OF TENNESSEE
Davidson County

BOOK 7099 PAGE 189

Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named James R. Hillin and wife, Nancy T. Hillin

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 19 86.

Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
James R. Hillin and wife, Nancy T. Hillin

TO
TRIPLE H PROPERTIES, A Partnership

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7099 PAGE 190

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

40630.17- MNT.
113.00 CO TX
.50 PRFE
6.50 MISC
SUBTL 180.17
01/07/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81051

IDENTIFICATION REFERENCE

JAN 7 1 04 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No 31799