BOOK 7264 PAGE 975

JUN 11 8 40 AM '07
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 5 2 3 0

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

ADDRESS NEW OWNER:
James W. Wood, et ux
1404 Autum Knoll Drive
Hermitage, TN 37076

MORTGAGEE:
Lincoln Service Corp.
1100 Walnut Street
P. O. Box 989
Owensboro, KY 42302-0989

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel No. 86-07-73
Field Book No. 04D-00033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bennie Wayne Hill and wife, Mindy June Hill,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James E. Wood and wife, Angela L. Wood,** 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. 117 on the Plan of Jackson's Retreat, Phase III as of record in Book 5200, pages 517 and 518, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Benny Wayne Hill and wife, Mindy June Hill by virtue of a deed from Randall Phillips Builders, Inc., as of record in Book 6259, page 936, 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 Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Lincoln Service Corporation of record in Book 6259, page 939, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees as is the hazard insurance.

This is improved property known as 1404 Autum Knoll Drive, Hermitage, Tennessee, 37076.

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 6056, page 672, and easement, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 517, 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 Grantees.

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 our hands this 5th day of June, 1987.

Bennie Wayne Hill
BENNIE WAYNE HILL

Mindy June Hill
MINDY JUNE HILL

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 **Bennie Wayne Hill and wife, Mindy June Hill,** 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 the 5th day of June, 1987.

Michelle N. Carson
NOTARY PUBLIC

My Commission Expires: 6-15-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $74,335.54.

James E Woodall
AFFIANT

Subscribed and sworn to before me this 5th day of June, 1987.

Michelle N. Carson
NOTARY PUBLIC

My Commission Expires: 6-15-90

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
			/43.50 CASH	
			208.04 CASH	
			.50 PRFEE	
			6.00 MISC	
			CHECK 214.04-	
			/B/2AUG/11/07 BAL .11	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35230

IDENTIFICATION REFERENCE

JUN 11 8 40 AM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92196