This instrument prepared by: Ann V. Butterworth, 205 S. 12th St., Nashville, TN 37206

ADDRESS NEW OWNER:
Kevin Troxler
1113 Holly Street
Nashville, Tn 37206

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
83-9-172

BOOK 7338 PAGE 274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, RANDOLPH HILMAN, unmarried, and JANET RYAN, previously known as JANET RYAN-HILMAN, unmarried, and JEFFERSON H. OCKERMAN and wife ANN V. BUTTERWORTH (jointly referred to as "Grantors") have bargained and sold, and by this document do transfer and convey to KEVIN TROXLER, unmarried, and GERALD E. BUSH, unmarried, as tenants in common, their heirs and assigns (jointly referred to as "Grantees"), in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly part of Lot No.7 on the Plan of East Edgefield, now East Nashville, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, described as follows:

> Beginning at the southeasterly corner of Woodland Street and 12th Street, being the northwesterly corner of said Lot No.7; thence with the easterly margin of 12th Street, southwardly 122 feet to Williams' northwest corner; thence with his northerly line eastwardly 50 feet to the line between Lots Nos. 6 and 7; thence with said line northwardly 116 feet to the southerly margin of Woodland Street; thence with the southerly margin of said street westwardly 51 feet to the beginning.

Being the property conveyed to Randolph Hilman and Janet Ryan-Hilman and Jefferson H. Ockerman and Ann V. Butterworth by deed of record in Book 6593, page 774, Register's Office, Davidson County, Tennessee.
This is improved property known as 1200 Woodland Street, Nashville, Tennessee.
This conveyance is subject to all visible easements, restrictions of record, if any, and the 1987 taxes, payment assumed by the Grantees.

TO HAVE AND TO HOLD the tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, as tenants in common, their heirs and assigns, forever; and we do covenant with the Grantees that they are lawfully seized and possessed of the land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, heirs and representatives, to warrant and forever defend the title to the land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the dates as indicated below.

8-4-87.
Date

Randolph Hilman

8-27-87
Date

Janet Ryan

8.26-87
Date

Jefferson H. Ockerman

8.26-87
Date

Ann V. Butterworth

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for Davidson County, Tennessee, the within named Randolph Hilman, a Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of August, 1987.

(Seal)

Notary Public

My commission expires: 5-13-90

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for Davidson County, Tennessee, the within named Janet Ryan, a Grantor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.
WITNESS my hand and official seal at Nashville, Tennessee, this the 27th day of August, 1987.

(Seal)

Notary Public

My commission expires: 4-20-89

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for Davidson County, Tennessee, the within named Jefferson H. Ockerman and Ann V. Butterworth, Grantors, 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 the 26th day of Aug., 1987.

(Seal)

Notary Public

My commission expires: May 8, 1991

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is TWELVE THOUSAND FIVE HUNDRED DOLLARS ($12,500).

Affiant

Subscribed and sworn to before me this the 27th day of August, 1987.

My commission expires: 4-20-89

AUG 26 2 23 PM '87
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
60347

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

RECEIVED OF _____

FOR _____

BOOK 7338 PAGE 276

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			12500.00- CAMT.	
			35.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	41.50-
6910A08/28/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

603347

IDENTIFT REFERENCE

AUG 28 2 23 PM '87

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 10714