5088
320195-5

Box 14

BOOK 7617 PAGE 722

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 88

Notary Public

MY COMMISSION EXPIRES: 9/4/1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Morton Evans Hill (NAME) | Fidelity Federal Savings & Loan (NAME) | 156-02-188 |
| 813 Harpeth Bend (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 9D-29077 |
| Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

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, William A. Troiano and wife, Nanette H. Troiano

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morton Evans Hill and wife, Jamileh M. Hill

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 Lot No. 740 on the Plan of Harpeth Woods, Section of record in Book 5200, page 280, Register's Office for said County.

Said Lot No. 740 fronts 79.2 feet on the southwesterly side of Harpeth Bend Drive and runs back 202.5 feet on the westerly lot line and runs back 212.4 on the easterly lot line to a line in the rear which measures 95.7 feet thereon.

Being the same property conveyed to William A. Troiano and wife, Nanette H. Troiano by deed from Fox Ridge Homes, Inc. as of record in Book 6060, page 116, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 5200, page 280, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Harpeth Bend Drive, a 10 foot public utility and drainage easement from the rear line, a 5 foot drainage easement on the southweterly line and a scenic rivers easement across the southeasterly corner of said lot and a calculated high water line running across the middle of said lot.

Restrictions contained in instrument of record in Book 5884, page 840, said Register's Office.

Easement and right-of-way for 250' Electric Power Transmission line of record in Book 2271, page 192, said Register's Office. (TVA)

Right-of-way along Old Harding Road of 30' in Minute Book 69, page 445, First (over)

This is (unimproved / improved) property, known as 813 Harpeth Bend, Nashville, Tennessee 37209
(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~~ hand s, this 1st day of August, 19 88

William A. Troiano by Nanette H. Troiano Atty-in-fact — Nanette H. Troiano

William A. Troiano — Nanette H. Troiano

STATE OF Tennessee )
COUNTY OF DAVIDSON )

Personally appeared before me, LINDA F BURNSED, a Notary Public, Nanette H. Troiano, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of William A. Troiano, the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of August, 1988.

Linda F Burnsed
Notary Public

My Commission expires: Jan 10, 1990

STATE OF Tennessee )
COUNTY OF DAVIDSON )

Personally appeared before me, LINDA F BURNSED, a Notary Public, Nanette H. Troiano, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of August, 1988.

Linda F Burnsed
Notary Public

My Commission expires: Jan 10, 1990

_____, ____

Commission Expires _____

_____ Notary Public

WARRANTY DEED

6 5 5 5

FROM
William A. Troiano and wife,
~~Nanette H. Troiano~~

IDENTIFICATION

TO
Morton Evans Hill and wife
~~Jamileh M. Hill~~

FILED Z WILSON CLERK
DAVIDSON COUNTY

AUG 3 2 56

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Circuit Court of Davidson County, Tennessee

Easement to Harpeth Valley Utilities District for Sewer Lien and pumping station.

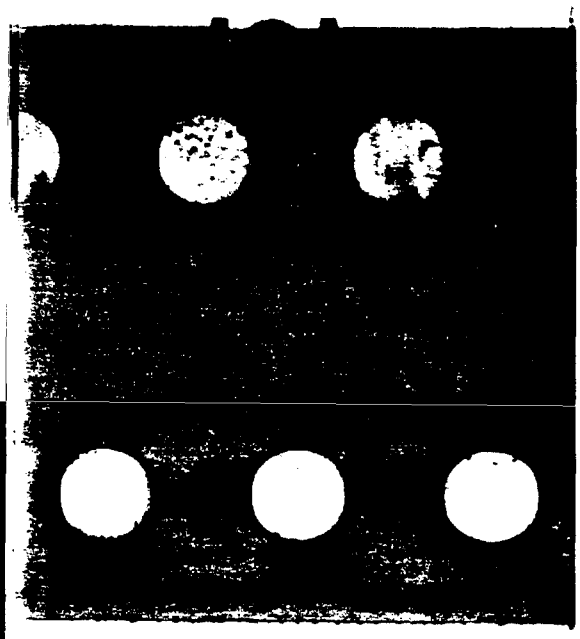
Access easement from McPherson Drive to TVA easement.

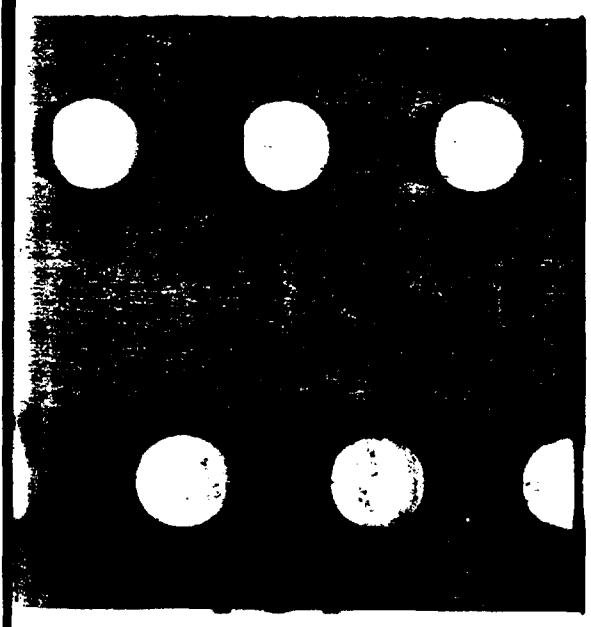
Ttile to that portion of the premises embraced within the bounds of any road, streets, or highways.

Easement for the flow of the Harpeth River.

William A. Troiano and William Anthony Troiano is one and the same person.

2408 0803 0101 0CHECK





# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7617 PAGE 724

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 84500.00
CON TX 278.85
PRFEE 0.50
WDEED 6.00
TOTAL 285.35
CHECK 285.35

08/03/98 01 15:00 0001 3408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55553

IDENTIFICATION REFERENCE

AUG 3 2 56 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 120006