BOOK 7662 PAGE 996

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,415.23

Catherine E. Jordan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 88

Judy L. Blount
Notary Public

MY COMMISSION EXPIRES 2-23-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME		ADDRESS		MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:		
Catherine E. Jordan		C & S Commercial Corporation		MAP 75-6
(NAME)		(NAME)		
306 Monaco Drive		P.O. Box 656		PARCEL 117.00
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)		
Hermitage, Tennessee	37076	Tucker, Georgia	30085-0656	4D-34950
(CITY) (STATE)	(P.O. ZIP)	(CITY) (STATE)	(ZIP)	

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, Timothy P. Hill and wife, Debbie K. Hill (formerly Debbie K. Cauthen)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine E. Jordan, 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.

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hermitage Estates, Section 5 as of record in Book 4175, page 67, Register's Office for said County, described as follows:

Said Lot No. 14 fronts 46.97 feet on the southerly side of Monaco Drive and extends back 157.59 feet on the easterly line which is a broken line and 126.25 feet on the westerly line to a line in the rear on which it measures 85.00 feet.

Being the same property conveyed to Timothy P. Hill, single and Debbie K. Cauthen, single as joint tenants with right of survivorship by deed from Thomas Barry Wright and wife, Toni M. Wright of record in Book 6804, page 143, Register's Office for Davidson County, Tennessee. The said Debbie K. Cauthen now being married and being one and the same as Debbie K. Hill.

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 4341, page 247 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Timothy P. Hill and Debbie K. Cauthen to W. Terry Edwards, Trustee for Citizens & Southern Mortgage Company, dated March 13, 1986, with an approximate unpaid principal balance of $52,115.23, of record in Book 6804, page 146 and assigned to Citizens and Southern Commercial Corporation of record in Book 6804, page 151, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is improved (XX) unimproved ( ) property, known as 306 Monaco Drive, 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 our hand S this 23rd day of September, 19 88

Timothy P. Hill
Timothy P. Hill

Debbie K. Hill
Debbie K. Hill

BOOK 7662 PAGE 997

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 Timothy P. Hill and wife, Debbie K. Hill

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 19 88

Commission expires 7-13-91

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 (his oath / their several oaths) acknowledged (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

1361 09/28 0101 03CHECK 202.52

WARRANTY DEED

FROM
Timothy P. Hill and wife, Debbie K. Hill

TO
Catherine E. Jordan, unmarried

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

71288

SEP 28 8 29 AM '88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7662 PAGE 998

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

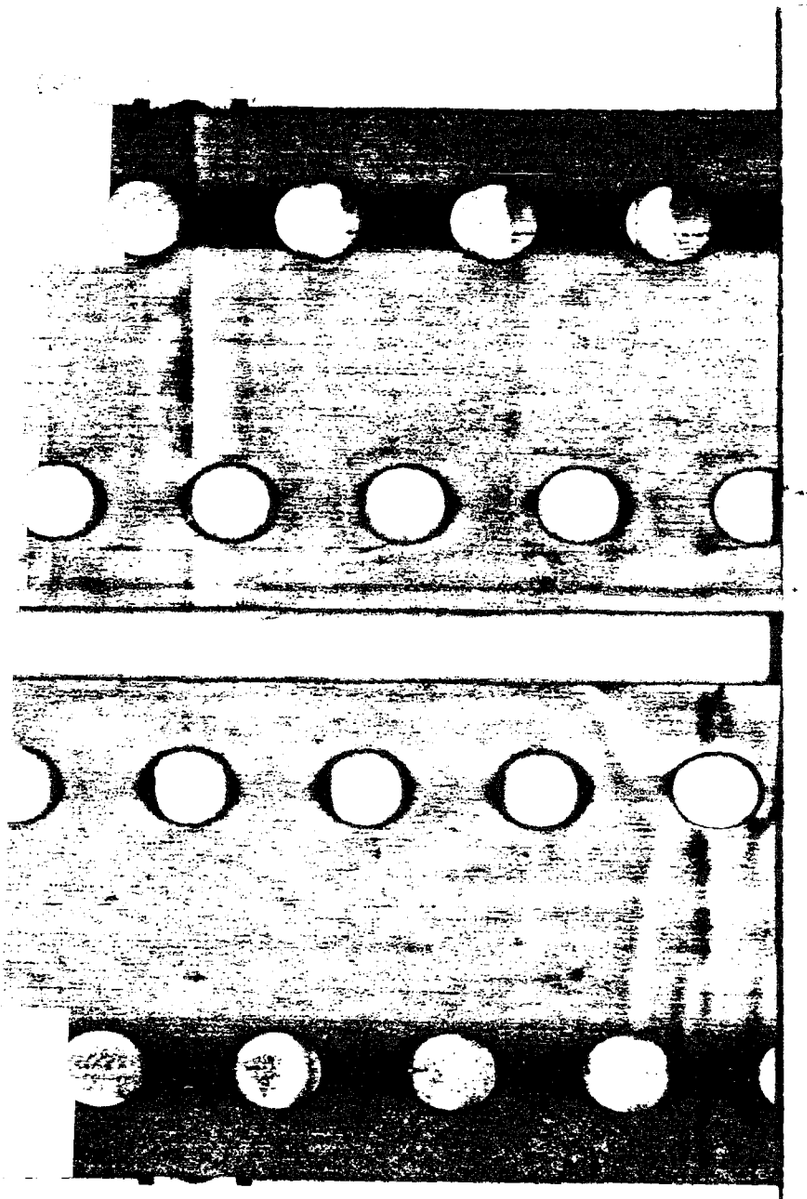
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 59415.23
				CON TX 196.02
				PRFEE 0.50
				WDEED 6.00
				TOTAL 202.52
				CHECK 202.52
09/28/88	01			08:32 0001 1361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.11288

SEP 28 8 29 AM '88

No. 138318



Void

BOOK 7662 PAGE 999

9-28-88