file box 8/jcb

THIS INSTRUMENT PREPARED BY: WILKINS & IVEY, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Eric W. Umstead
909 Waterswood Drive
Nashville, TN 37220

MORTGAGEE:
Diamond Mortgage Corporation
212 S. Tryon Street, Suite 700
Charlotte, NC 28281

MAP-PARCEL NUMBERS:
MAP 132-13
PARCEL 14
OH 9152

BOOK 7685 PAGE 671

WARRANTY DEED

0405 10/25 0101 03CHECK 375-14

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ervin S. Hill, Jane A. Murphey, and Alleen A. Garriott, the heirs at law of Robert A. Hill, ~~and First American Trust Company, NA, Executor of the Estate of Robert A. Hill~~ hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eric W. Umstead and wife, Connie J. Umstead hereinafter called the Grantee, Grantee's 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. 3 on the plan of Section Two, Waterswood Acres, Re-subdivision of Lot 9, Oak Hill Subdivision No. 1 (Book 547, page 49), of record in Book 3500, page 10, Register's Office for said County.

SAID Lot No. 3 fronts 200.88 feet on the broken southerly margin of Waterswood Drive and extends back 226.95 feet on the westerly line and 239.30 feet on the easterly line to a dead line in the rear, measuring 200.00 feet thereon.

BEING the same property conveyed to Robert A. Hill and wife, Dorothy Hill by deed from Martha M. Murray, a widow, of record in Book 4245, page 311, said Register's Office. Dorothy Hill died. Robert A. Hill subsequently died, pursuant to a will of record in Will Book 164, page 338, Probate Court Clerk's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1578, page 391, said Register's Office, and to the matters set forth in the above referenced plan of record.

First American Trust Company, NA joins in this conveyance to ~~convey~~ quitclaim any right, title or interest it may have in subject property as Executor of the Estate of Robert A. Hill.

The aforesaid, Ervin S. Hill, Jane A. Murphey and Alleen A. Garriott are all of the "collateral" heirs at law of both Dorothy "Alexander" Hill and Robert A. Hill pursuant to the providision of the aforesaid Will of Robert A. Hill as verified by an Affidavit of Heirship executed by Alleen A. Garriott, which Affidavit is being recorded contemporaneously herewith. (See attached Exhibit "A")

This is (~~an~~) improved property, known as 909 Waterswood Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of October, 1988.

Ervin S. Hill

Jane A. Murphey

Alleen A. Garriott

First American National Bank of Nashville, as ~~Executor~~ FIRST AMERICAN TRUST COMPANY, NA ~~of this instrument~~ solely in its fiduciary capacity and not individually and the warranties herein made by it are limited to those warranties which it can and should make in its fiduciary capacity and not otherwise.

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Lamb

On this 15th day of October, 1988, before me personally appeared Ervin S. Hill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 4-14-90

Notary Public

(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7685 PAGE 672

Before me, the undersigned, of the State and County aforesaid, personally appeared Emmett Russell III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be the ~~President~~ (or other officer authorized to execute the instrument) of the First American Trust Company, NA, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by his self as Vice President. Witness my hand and official seal, at office in Nashville, Tennessee, this 20th day of October, 1988.

Luanne Kerr
Notary Public

My Commission Expires: My Commission Expires Jan. 11, 1992

(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,850.00.

Eric W. Umstead
Affiant

Subscribed and sworn to before me, this the 20th day of October, 1988.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Knox

On this 19th day of October, 1988, before me personally appeared Jane A. Murphey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Linda M. Burton
Notary Public

My Commission Expires: 8-19-91

(AFFIX NOTARIAL SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of October, 1988, before me personally appeared Alleen A. Garriott, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED
from:
ERVIN S. HILL, ET AL
to:
ERIC W. UMSTEAD, ET UX

WILKINS & IVEY
Attorneys at Law
2405 Cresmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-01

TN-27939

PREPARED BY: WILKINS & IVEY, ATTORNEYS, 2405 Crestmoor Road, Nashville, TN 37215

EXHIBIT "A"

AFFIDAVIT OF HEIRSHIP BOOK 7685 PAGE 673

The undersigned, Alleen A. Garriott, being first duly sworn, deposes and states as follows:

1. That she is a resident of Nashville, Tennessee, of lawful age, and further, that she is the sister-in-law of Robert A. Hill who died in Nashville, Tennessee on August 25, 1988, and the sister of Dorothy A. Hill, who died November 10, 1985, and was the spouse of the said Robert A. Hill; and in those capacities and relationships, that she is and was totally familar with the families and family history of both Dorothy A. Hill and Robert A. Hill.

2. That the said Robert A. Hill died testate, his Last Will and Testament being of record in Will Book 164, Page 338, in the Probate Court for Davidson County, Tennessee, and that he was unmarried at the time of his death.

3. That the said Robert A. Hill and Dorothy A. Hill never had any children, either by birth or adoption, and that at the time of the death of Robert A. Hill, he was survived by his mother, Mary E. Hill, and by one brother, Ervin S. Hill, and that Robert A. Hill had no other living brothers or sisters, nor were there any descendants of deceased brothers or sisters.

4. That at the time of the death of both Dorothy A. Hill and Robert A. Hill, the said Dorothy A. Hill was survived by two sisters, Jane A. Murphey and the undersigned, Alleen A. Garriott, and that Dorothy A. Hill had no other living brothers or sisters, nor were there any descendants of deceased brothers or sisters.

5. That this Affidavit is given for the purpose of determining collateral heirs for the purposes specified in the aforesaid Will of Robert A. Hill and with the understanding that it is to be used for the purposes provided for Affidavits of Heirship under the appropriate provisions of the Tennessee Code Annotated and with the intent that it will be relied upon by the purchasers, closing attorneys and title insurance company in connection with the sale of a house and lot at 909 Waterswood Drive, Nashville, Tennessee.

IN WITNESS WHEREOF the undersigned Affiant hereby executes this Affidavit of Heirship this the 21st day of October, 1988.

Alleen A. Garriott
Alleen A. Garriott, Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of October, 1988, before me personally appeared Alleen A. Garriott, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and being first duly sworn acknowledged that she executed the same as her free act and deed and that the matters contained therein are true and correct to her best knowledge and belief.

Notary Public

My Commission Expires: 10-24-88

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN
Oct 25 10 16 AM 88
IDENTIFICATION REFERENCE
7.9 2 1.8



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7685 PAGE 674

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
				MAMT 110850.00
				ERR CO
				MAMT 110850.00-
				CAMT 110850.00
				CON TX 365.64
				PRFEE 0.50
				WDEED 9.00
				TOTAL 375.14
				CHECK 375.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/88 01 10:17 0001 0405

7.9.2 f.a.

IDENTIFICATION REFERENCE

OCT 25 11 35 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147155