FILE BOX 3

BOOK 7698 PAGE 442

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,785.17

Timothy P. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF October, 19 88

Notary Public

MY COMMISSION EXPIRES: 2-2-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 — 111 West College Street, Murfreesboro, TN 37130 — 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy P. Hill (NAME)	New York Guardian Mortgagee (NAME)	MAP 84-13
202 Donelson Hills Drive (ADDRESS)	P.O. Box 840 (ADDRESS)	PARCEL 28
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Hempstead, New York 11551 (CITY) (STATE) (ZIP)	3DZ-40815

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, Phillip I. Meador and wife, Nancy F. Meador

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy P. Hill and wife, Debbie C. 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.

Being Lot No. 66 on the Plan of Donelson Hills of record in Plat Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Phillip I. Meador and wife, Nancy F. Meador by deed from William R. Mathison and wife, Vicky S. Mathison of record in Book 6818, page 90, Register's Office for Davidson County, Tennessee.

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 2396, page 365 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Phillip I. Meador and wife, Nancy F. Meador to Steven G. Waters, Trustee for Mortgage Trust Company, dated March 31, 1986, with an approximate unpaid principal balance of $61,285.17, of record in Book 6818, page 93, 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 conveyance is subject to a (U.C.C.) Deed of Trust executed by Phillip I. Meador and wife, Nancy F. Meador to Nashville Electric Service Electric Power Board, dated May 13, 1986 in the original principal amount of $3,400.00, of record in (UCC) Book 6854, page 824, which the Grantees herein hereby assume and agree to pay.

SEE SECOND PAGE FOR ADDITIONAL LEGAL DESCRIPTION

unimproved ( )
This is improved (X) property, known as 202 Donelson Hills Drive, Nashville, Tennessee 37214
(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 27th day of October, 19 88

Phillip I. Meador

Nancy F. Meador

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip I. Meador and wife, Nancy F. Meador

the bargainor S, 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 27th day of October, 19 88.

Commission expires 4-13-91

Judy Wiseman
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 his oath / himself upon (their several oaths) acknowledged (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

5345 11/08 0101 03CHECK 250.04

CONTINUATION OF LEGAL DESCRIPTION

This conveyance is subject to a UCC Deed of Trust executed by Phillip I. Meador and wife, Nancy F. Meador to Nashville Electric Service Electric Power Board, dated May 13, 1986 in the original principal amount of $834.00, of record in (UCC) Book 6854, page 825, which the Grantees herein hereby assume and agree to pay.

8 3 4 8 5

IDENTIFICATION REFERENCE

Nov 8 8 44 AM '88

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

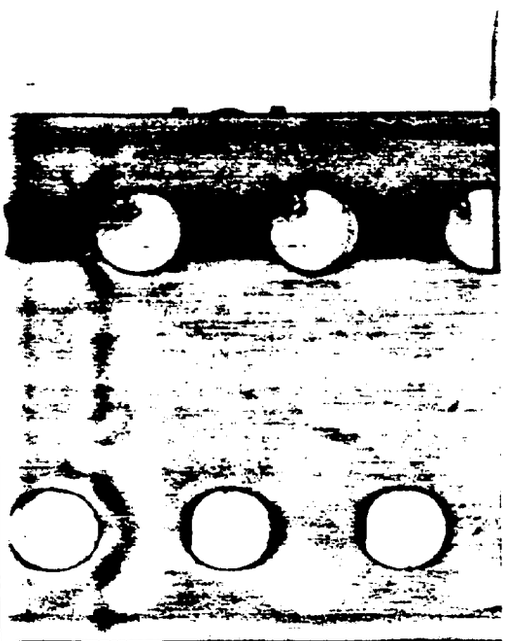
WARRANTY DEED

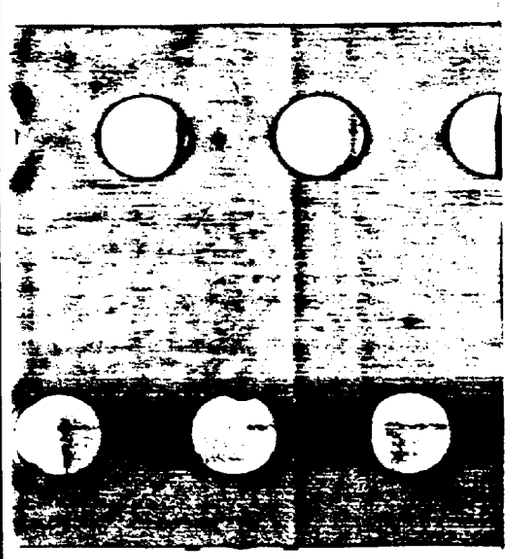
FROM
Phillip I. Meador and wife, Nancy F. Meador

TO
Timothy P. Hill and wife, Debbie C. Hill

RETURN TO:
CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW





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 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 73785.17
				CON TX 243.54
				PRFEE 0.50
				WDEED 6.00
				TOTAL 250.04
				CHECK 250.04
11/08/88		01		08:46 0001 5345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.34855.

IDENTIFICATION REFERENCE

Nov 8 8 44 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 151934