WARRANTY DEED

Folder 41

BOOK 8015 PAGE 528

FROM: William Louis Mills, Grantor

TO: William Louis Mills and Lillian V. Powell, husband and wife, Grantees

This instrument was prepared by:
Cynthia N. Sellers
Farris, Warfield & Kanaday
Third National Bank Building
Nashville, Tennessee 37219
FROM INFORMATION PROVIDED
BY THE PARTIES

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| 3936 Hydesdale Lane<br>Nashville, TN 37218 | First Atlanta<br>Mortgage Company<br>P.O. Box 105329<br>Atlanta, GA 30348 | 69-3-98 |

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Ten Dollars ($10.00).

William Louis Mills
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28 day of December, 1989.

Notary Public

My Commission Expires: _____

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and for love and affection, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of creating a tenancy by the entireties, William Louis Mills, Grantor, has bargained and sold, and by these presents does transfer and convey unto William Louis Mills and Lillian V. Powell, husband and wife, Grantees, their heirs, successors, 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. 44 on the Plan of Enchanted Hills, Section 1, as of record in Book 3300, Page 96, Register's Office for said County.

SAID Lot No. 44 fronts 82.55 feet on the southerly margin of Hydesdale Lane and runs back between lines 205.5 feet on the easterly line and 206.57 feet on the westerly line to a dead line in the rear, measuring 89.33 feet thereon.

BEING the same property conveyed to William Louis Mills by deed from Rosaline P. Mills, of record in Book 6066, Page 783, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3936 Hydesdale Lane, Nashville, Tennessee 37218.

This conveyance is expressly made subject to the following:

1. The lien for 1989 taxes.

2. Deed of Trust of record in Book 5204, page 180, said Register's Office.

3. Any and all zoning regulations, building restrictions and setback lines, and easements and rights of way for public utilities applicable to this property.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

It is the intent of Grantor, by this instrument, to create an estate by the entireties in and to the entire interest in said property described herein previously held by Grantor and by so

executing this instrument, Grantor intends to and does convert his interest in the said property into an estate by the entireties with his wife, Lillian V. Powell.

Witness my hand this 28 day of December, 1989.

William Louis Mills
WILLIAM LOUIS MILLS

STATE OF New Jersey )
COUNTY OF Middlesex )

Personally appeared before me, Lois Mac Darrah a Notary Public of said County and State, WILLIAM LOUIS MILLS, 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, at Office, this 28 day of December, 1989.

Lois Mac Darrah
Notary Public

LOIS MAC DARRAH NOTARY PUBLIC

My Commission Expires:_____

92870

IDENTIFICATION REFERENCE

DEC 29 3 41 PM '89
DAVIDSON COUNTY, TN

9062 12/29 01 03CHECK 9.00

3238Z/12-18-89