[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Michael Bilas		Map and Parcel
[2600 Paddle Wheel Drive	Same	62-02A25CO
[Nashville, TN 37214		
[		
[		

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John Royce Hutchinson and wife, Barbara J. Hutchinson,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Michael Bilas, unmarried,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Being Lot Number 1A on the Plan of River Trace Estates, Phase I, Section I, of record in Plat Book 6250, Page 996 and 997, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Royce Hutchinson and wife, Barbara J. Hutchinson, by deed from Braewood Homes, Inc., of record in Book 7435, Page 761, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2600 Paddle Wheel Drive, Nashville, Tennessee 37214.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Book 6250, Page 996-997, said Register's Office; (2) Tax Lien for the current year, said taxes remaining in escrow and the payment of same assumed by the Grantees; (3) Deed of Trust of record in Book 7435, Page 764, said Register's Office; (4) Bylaws of record in Book 6851, Page 370, said Register's Office; (5) Restrictive Covenants of record in Book 6851, Page 390 and Book 6892, Page 747, said Register's Office.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee of an indebtedness secured by a Deed of Trust of record in Book 7435, Page 764, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $83,835.37.
[Michael Bilas
[Affiant
[Subscribed and sworn to before me this 26th day of March, 1990.
[Cindy S. Smith
[Notary Public
[My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of March, 1990.

John Royce Hutchinson

Barbara J. Hutchinson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Royce Hutchinson and wife, Barbara J. Hutchinson, with whom I am personally acquainted, or who 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 26th day of March, 1990.

Notary Public
My Commission Expires: 11/13/90

14980

IDENTIF. TREFERENCE

MAR 30 3 44 PM '90

7396 03/30 0101 03CHECK 283-54

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



RECEIVED OF _____

FOR _____

BOOK 8077 PAGE 212

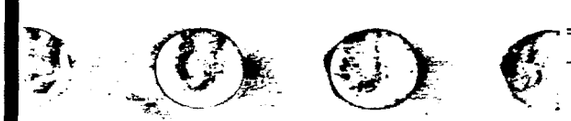
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

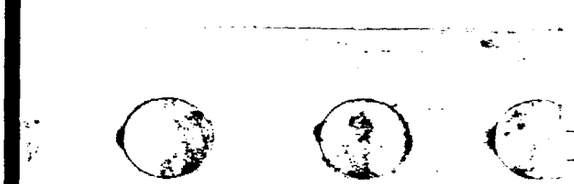
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83835.37
CON TX 276.54
PRFEE 1.00
MDEED 6.00
TOTAL 283.54
CHECK 283.54

03/30/90 01 15:40 0001 7396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





I 4980

IDENTIF. REFERENCE

MAR 30 3 44 PM '90

DAVIDSON COUNTY TN



No. 305803