~~File Box 38~~ File 9650

Box 12 21558272

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 8191 PAGE 830

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES W. HILBORN IV	NEW OWNERS	Map 116-9
(NAME)	(NAME)	
5909 Long Meadow Road		Parcel 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		Fld. Bk 8DZ74185
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ROY F. KRAMER AND WIFE, SARA JO KRAMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. HILBORN IV AND WIFE, TAMMY L. HILBORN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 371 on the Plan of Hillwood Estates, Section 14, as of record in Book 2900, page 36, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Roy F. Kramer and wife, Sara Jo Kramer by deed from Jean M. Boyd, unmarried of record in Book 5344, page 90, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (3) All matters appearing on the Plan of record in Plat Book 2900, page 36, said Register's Office.

55844

TENNESSEE REFERENCE

SEP 7 4 15 PM '90

FEDERAL INTERNAL REVENUE

7122 09/07 0101 03CHECK 528.40

unimproved ( )
This is improved (XX) property, known as 5909 Long Meadow Road, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of September 19 90

Roy F. Kramer by Whit Clark
ROY F. KRAMER
BY: Whit Clark, Attorney-in-Fact for the said Roy F. Kramer by Power of Attorney recorded simultaneously herewith.

Sara Jo Kramer by Whit Clark
SARA JO KRAMER
BY: Whit Clark, Attorney-in-Fact for the said Sara Jo Kramer by Power of Attorney recorded simultaneously herewith.

BOOK 8191 PAGE 831

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY F. KRAMER AND WIFE, SARA JO KRAMER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of September, 19 90.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whit Clark, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the makers and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 6th day of September, 1990.

Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 19 90

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ROY F. KRAMER AND WIFE, SARA JO KRAMER

TO

JAMES W. HILBORN IV AND WIFE, TAMMY L. HILBORN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

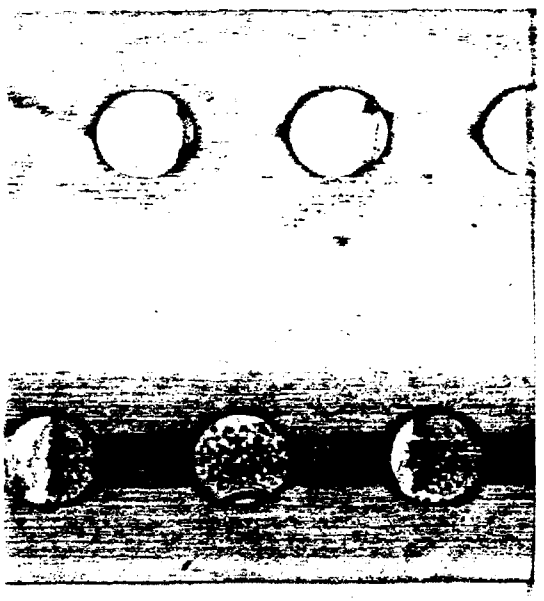
RECEIVED OF _____

FOR _____

BOOK 8191 PAGE 832

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 158000.00
CON TX 521.40
PRFEE 1.00
WDEED 6.00
TOTAL 528.40
CHECK 528.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/07/90 01 16:18 0001 7122

55844

IDENTIFICATION

SEP 7 4 15 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 353795