BOOK 5417 PAGE 271

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 91

Notary Public

MY COMMISSION EXPIRES 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie E. Hillis (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 132-6
801 Crestwood Drive (ADDRESS)	12700 Fair Lakes Circle-Ste 400 (ADDRESS)	PARCEL 17
Nashville, Tn 37204 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	OH 7660

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, Estate of Ruby Maxwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonnie E. Hillis and wife, Claudia B. Hillis

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:

LAND in Davidson County, Tennessee, being Lot No. 10 on the plan of Crestwood Acres, as of record in Book 1130, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Clifford L. Maxwell, by will from Mollie D. Walker in Will book 107, Page 164, Probate Court of Davidson County (1973), Clifford L. Maxwell died 3/8/90, leaving property to Ruby Maxwell in Case 95119, Probate Court of Davidson County; Ruby Maxwell died and Jackie D. Woodard and Glenn L. Woodard appointed Co-executors in Case # 95488, Probate Court, and given authority to act.

37.52

TENNESSEE REAL ESTATE TRANSFER TAX

AUG 8 3 36 PM '91

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

91 08 09 0101 030HECK 414.00

unimproved ( )
This is improved (X) property, known as 801 Crestwood Drive, Nashville, Tn 37204
(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 29th day of July 19 91

Estate of Ruby Maxwell
By Glenn L. Woodard, Co-executor

Attest:
Glenn L. Woodard, Co-executor

First Data Systems, Inc

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____

and Glenn L. Woodard with whom I am personally acquainted and who upon his oath(s) acknowledged himslef to be the Co-executor

and _____ _____ respectively of the Estate of Ruby Maxwell

the within named bargainor, and corporation, and that he as such Co-executor

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 Glenn L. Woodard

as such Co-executor.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of July 19 91 .

My commission expires 1-22-95

Notary Public

WARRANTY DEED

FROM
Estate of Ruby Maxwell

TO
Lonnie E. Hillis and wife, Claudia B. Hillis

RETURN TO:
Saturn & Mazer, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

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 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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 6.00
TOTAL 414.00
CHECK 414.00

08/08/91 01 15:37 0001 2236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37952

IDENTIFICATION

AUG 8 3 36 PM '91

No. 448805