10348 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WAYNE HILTON (NAME)	NEW OWNER (NAME)	Map 158-4-A
504 Dekemont Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 28
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#FH25980

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, SOLLIE M. BARTOE AND WIFE, BARBARA A. BARTOE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE HILTON and wife, PATRICIA F. HILTON

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. 124 on the Plan of (Revised) Section Two Otter Wood, as of record in Plat Book 6900, pages 598-602, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sollie M. Bartoe and wife, Barbara A. Bartoe by deed from Otter Wood Ltd., a Tennessee Limited Partnership of record in Book 7546, page 343, said Register's Office.

This conveyance is subject to: (1) Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483; (2) Charter of record in Book 7292, page 315; (3) Easement of record in Book 7667, page 218, corrected in Book 7942, page 678; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 598-602, said Register's Office.

5560

Oct 21 9 40 AM '91

4306 10/21 0101 03CHECK 340.00

unimproved(XX)
This is improved ( ) property, known as Lot 124 Morningside, Nashville, Tennessee

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 16th day of October, 1991

Sollie M Bartoe
SOLLIE M. BARTOE

Barbara A. Bartoe
BARBARA A. BARTOE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SOLLIE M. BARTOE AND WIFE, BARBARA A. BARTOE 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 16th day of October, 19 91.

My commission expires 1-22-95 Notary Public Arleen D. Scott

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)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Wayne Hilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 1991.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Arleen D. Scott
Notary Public

WARRANTY DEED

FROM

SOLLIE M. BARTOE AND WIFE,
BARBARA A. BARTOE

TO

WAYNE HILTON and wife, PATRICIA
F. HILTON

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 _____

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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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 6.00
TOTAL 340.00
CHECK 340.00

10/21/91 01 09:42 0001 4306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5 6 U O

OCT 21 9 40 AM '91

No. 469048