Box 50

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

BOOK 8646 PAGE 881

ADDRESS NEW OWNER:
Charles Stair Lancaster and wife,
Vicky Dianne Lancaster
7512 Old Harding Pike
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 142-14B
GROUP
PARCEL 005C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Timothy Hillin and wife, Kelly Hillin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Stair Lancaster and wife, Vicky Dianne Lancaster, 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. 5, River Plantation, Section VIII, Phase One, of record in Plat Book 6900, page 475 and 476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to John Timothy Hillin and wife, Kelly Hillin by deed from Haury & Smith Contractors, Inc. dated , as of record in Book 7929, page 827, Register's Office for Davidson County, Tennessee.

This is improved property known as 7512 Old Harding Pike, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

This conveyance made subject to:

1. 1992 property taxes which are not yet due and payable.
2. The Plan of record in Book 6900, page 475, said Register's Office, shows Notes, an Owner's Certificate, a Building Envelope, a 20 foot easement for public utility and drainage purposes along the front line of said lot, a 20 foot easement for public utility, drainage and slope purposes over the rear of said lot and 5 foot easement for public utility and drainage purposes along the northeastern line of said lot.
3. Storm Water Detention Agreement of record in Book 7344, page 438, said Register's Office.
4. Declaration of Restrictive Covenants and By-Laws for River

4. Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, page 924, said Register's Office.
5. Declarations of Covenants, Conditions and Restrictions including but not limited to easements, assessments, special assessments, charges and liens of record in Book 7389 page 941, said Register's Office.
6. Easement for sanitary sewer, sewage force main and drainage purposes of record in Book 7400, page 792, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Stair Lancaster and wife, Vicky Dianne Lancaster, their heirs and assigns, forever; and we, John Timothy Hillin and wife, Kelly Hillin, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of June, 1992.

117667

IDENTIF. REFERENCE

JUN 8 4 27 PM '92

John Timothy Hillin

Kelly Hillin

9340 06/08 0101 03CHECK 432.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Timothy Hillin and wife, Kelly Hillin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of June, 1992.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11/21/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

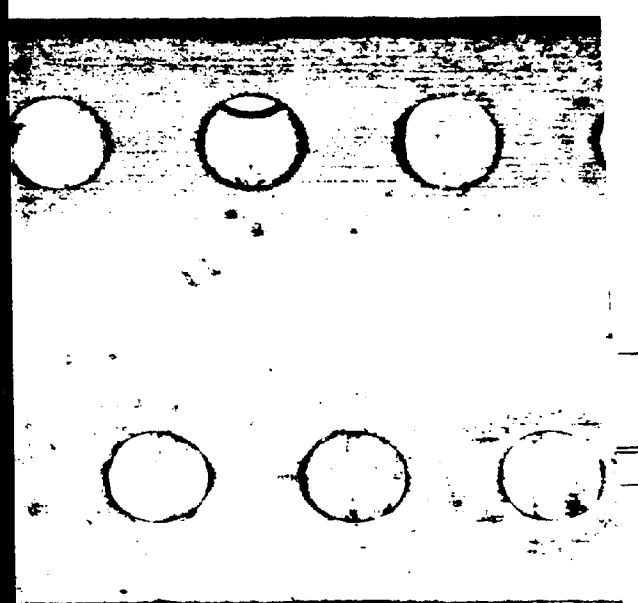
The actual value or consideration, whichever is greater, for this transfer is $ 115,000.00.

Charles Stair Lancaster
AFFIANT

Subscribed and sworn to before me this 3rd day of June, 1992.
NOTARY PUBLIC:
My Commission Expires: 11/21/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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



RECEIVED OF _____

FOR _____

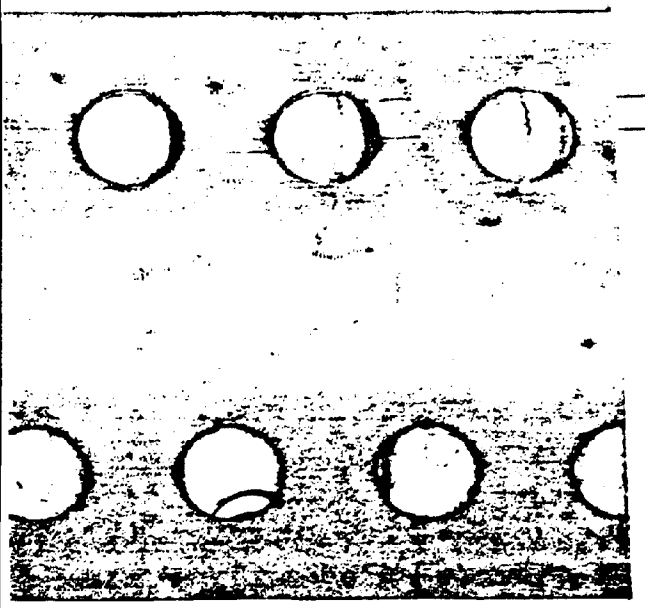
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	432.50
			CHECK	432.50

06/08/92 01 16:14 0001 9340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



17667

IDENTIF. REFERENCE

JUN 8 4 27 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 539117