BOOK 8686 PAGE 758

OWNER:
MAX L. ABEL
510 Keeton Ave.
Old Hickory, TN. 37138

SEND TAX BILLS TO:
Max L. Abel
510 Keeton Ave.
Old Hickory, TN. 37138

Map 53 Group -- Parcel 3163

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
148 Public Square
Lebanon, TN 37087

Mail

FELIX [illegible]
DAVIDSON COUNTY TN.

JUL 29 10 22 AM '92

IDENTIF. REFERENCE

3 1 4 3 0

D E E D

FOR AND IN CONSIDERATION of the sum of Fifty-Six Thousand Three Hundred Dollars ($56,300.00) cash in hand paid, the receipt of which is hereby acknowledged, I, NANCY JEAN SMITH, EXECUTRIX OF THE ESTATE OF JO DORRIS HILL, deceased, have this day bargained and sold and by these presents do hereby transfer and convey unto MAX L. ABEL and wife, LOIS C. ABEL, as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 4 of Section C, Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being a part of the same property conveyed to Robert A. Hill and wife, Jo Dorris Hill, by deeds from E. I. Du Pont de Nemours and Company, of record in Book 2017, page 498, and Book 2956, page 472, Register's Office for Davidson County, Tennessee. Robert A. Hill is deceased vesting title in Jo Dorris Hill as surviving tenant by the entirety. Jo Dorris Hill died testate, her Will of record in Will Book 180, page 131, Probate Court of Davidson County, Tennessee, said Will granting power of sale to Executrix, Nancy Jean Smith.

THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said MAX L. ABEL and wife, LOIS C. ABEL, their heirs and assigns, in fee simple, forever.

I COVENANT with said Grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way. Subject to any matters shown on the plat of record in Plat Book 1424, Page 66, including but not limited to a 30-foot minimum building setback line from Hadley Avenue, and a 10-foot public utility easement along Fourteenth Street. Subject to easement for special utility across center of lot as referred to in deed at Book 2017, Page 498. Easement for utilities in deed at Book 2956, Page 472.

POSSESSION to be given with delivery of deed.

Property taxes for the year 1992 shall be prorated as of the date of this deed.

WITNESS MY SIGNATURE hereto this 28th day of July, 1992.

Nancy Jean Smith Exectrix
NANCY JEAN SMITH, EXECUTRIX
OF THE ESTATE OF JO DORRIS HILL

9933 07/29 0101 03CHECK 217.31

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, NANCY JEAN SMITH, EXECUTRIX OF THE ESTATE OF JO DORRIS HILL, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 1992.

David B. Loveless
Notary Public

My commission expires: 10-31-93

The actual consideration or value, whichever is greater, for this transfer is $56,300.00.

Mary L. Abel
Affiant

Sworn to and subscribed to before me, this the 28th day of July, 1992.

David B. Loveless
Notary Public

My commission expires: 10-31-93

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

MAMT 56300.00
ERR CO
MAMT 56300.00-
CAMT 56300.00
CON TX 208.31
PRFEE 1.00
REGBANK 8.00
TOTAL 217.31
CHECK 217.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

07/29/92 01 10:22 0001 9933

JUL 29 10 22 AM '92
FELIX Z. WILSON, II
DAVIDSON COUNTY TN

IDENTIF. REFERENCE

3 11 4 3 0

No. 554602