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Map & Parcel 118-04-201

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Mail

Send Tax Bills To:

New Owner

New Owner:

E.W. Hill
2261 Nolensville Rd.
Nashville, TN 37211

Mortgagee:

NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Cheryl Polk, unmarried, Paul Polk, Jr. (being one and the same as Paul Polk), Deborah J. Winters (individually and as Administratrix of Estate of Jane Lee Polk, C.T.A.) and Suzanne Polk Kilby, Grantors, have bargained and sold and by these presents do transfer and convey unto E. W. HILL a one-half undivided interest and unto H. E. HILL, a one-half undivided interest, and to the surviving owner of either one-half upon the death of the owner of the other one-half, their heirs and assigns, the property described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 71 on the map of the subdivision of the G. P. Rose property, as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, being further described by survey by Mark S. Goodman, Goodman & Associates, 1339 West Main Street, Franklin, Tennessee, Tenn. R.L.S. No. 1491, dated December 14, 1992, as follows:

Beginning at the southeast corner of Lot 70 on the subdivision of G. P. Rose's Property and the northeast corner of Lot 71 as herein described at an iron pin found on the westerly margin of Nolensville Road; thence with said westerly margin S 25 deg. 00' 00" E 52.71 feet to an iron pin found; thence S 82 deg. 20' 39" W 284.97 feet to an iron pin found in the easterly margin of Grandview Avenue; thence N 12 deg. 17' 40" W 50.00 feet to an iron pin set in said margin; thence N 82 deg. 14' 39" E 273.30 feet to an iron pin found at the point of beginning.

Less and except the property rights condemned in that Consent Judgment of record in Book 4471, page 249, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at a point on the common corner between lots 70 and 71 as shown on the map of Subdivision of the G. P. Rose property as of record in Book 547, page 74, Register's Office of Davidson County, Tennessee, there is hereby condemned all rights of ingress and egress to a line beginning at said common corner, thence with said margin of Nolensville Road south 20 degrees 13 minutes 30 seconds east 52 feet to the southeast corner of Lot No. 71 on said map and being Metropolitan Government's northeast corner and being the easterly street boundary of Lot No. 71 on the map of said subdivision. This taking is for the purpose of constructing a limited access fence across the front of the property located at 2225 Nolensville Road, Nashville, Tennessee, as hereinabove described.

Being the same property conveyed to Deborah J. Winters, Suzanne Polk Kilby, Cheryl Polk and Paul Polk, Jr. by deed from Deborah J. Winters, Administratrix of Estate of Jane Lee Polk, C.T.A. by deed of record in Book 8270, page 452, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever. IT IS THE INTENTION OF THE PARTIES THAT TITLE TO THE PROPERTY SHALL BE HELD BY E. W. HILL AND H. E. HILL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

AND WE DO COVENANT with the said Grantee that we are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Subject to all matters shown on survey by Mark S. Goodman, Tenn. R.L.S. No. 1491, dated December 14, 1992, including but not limited to note that "The westerly right-of-way line of Nolensville Road has been incorporated into the I-440 right-of-way line and may be fenced by the State denying access to Nolensville Road from this site." (2) Subject to all matters appearing on the Plan of record in Book 547, page 74, Register's Office for Davidson County, Tennessee. (3) Consent Judgement of record in Book 4471, page 249, said Register's Office.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Gene R. Winters, husband of Deborah J. Winters, Cindy Qualls Polk, wife of Paul Polk, Jr., and Rodney L. Kilby, husband of Suzanne Polk Kilby join in the execution of this instrument to convey all right, title and interest they may have in the subject property whether by virtue of Gene R. Winters' marriage to Deborah J. Winters, Rodney L. Kilby's marriage to Suzanne Polk Kilby, and Cindy Qualls Polk's marriage to Paul Polk, Jr. or otherwise.

WITNESS our hands on this the 30 day of December, 1992.

Deborah J. Winters
DEBORAH J. WINTERS, individually and as Administratrix

Gene R Winters
GENE R. WINTERS

Suzanne Polk Kilby
SUZANNE POLK KILBY

Rodney L Kilby
RODNEY L. KILBY

Paul Polk
PAUL POLK, JR. (being one and the same as Paul Polk)

Cindy Q Polk
CINDY QUALLS POLK

Cheryl Polk
CHERYL POLK

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Deborah J. Winters, individually and as Administratrix of Estate of Jane Lee Polk, C.T.A., the within named bargainor, 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 30 day of December, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Gene R. Winters, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Suzanne Polk Kilby, the within named bargainor, 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 30 day of December, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Rodney L. Kilby, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Paul Polk, Jr. (being one and the same as Paul Polk), the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Cindy Qualls Polk, the within named bargainor, 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 30 day of December, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County, Cheryl Polk, unmarried, the within named bargainor, 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 30 day of December, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Seventy One Thousand Five Hundred and 00/00 Dollars ($71,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Edward W. Hill
AFFIANT

Sworn to and subscribed before me this 30 day of December, 1992.

Marie A Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

dk:c:data/polk.wd

7.8639

IDENTIFICATION REFERENCE

DEC 31 1 32 PM '92

DAVIDSON COUNTY, TN

7225 12/31 0101 03CHECK 281.55



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 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 16.00
TOTAL 281.55
CHECK 281.55

12/31/92 01 13:30 0001 7225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.6 3.9

IDENTIFICATION REFERENCE

Dec 31 1 32 PM '92

ELIA Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 606338