This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8933 PAGE 585

ADDRESS NEW OWNER:
William H. Highers
700 Saddle Trail Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
None

MAP AND PARCEL:
Map 86-3
Group
Parcel 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James L. Deatrick**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William H. Highers**, hereinafter called the Grantee, his 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. 17 on the plan of Saddlebrook, of record in Plat Book 6250, page 940, as amended in Book 6995, page 398, and in Book 7046, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to James L. Deatrick, unmarried by deed from Resolution Trust Corporation, dated December 28, 1992, as of record in Book 8829, page 630, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Saddle Trail Court, Hermitage, TN 37076.

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

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 6925, page 947; Book 7046, page 38; and in Book 7453, page 407, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 940, said Register's Office, as amended, including but not limited to a 10 foot sewer easement across the north-

-westerly corner of the lot, and a 10 foot easement for public utilities and drainage along the southerly and easterly lines of said property.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Highers, his heirs and assigns, forever; and I, James L. Deatrick, unmarried, do covenant with the said Grantee that I am 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.

I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this the 30th day of April, 1993.

James L. Deatrick

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **James L. Deatrick**, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of April, 1993.

Patricia M. Durin
NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 119,000.00.

William H. Highers
AFFIANT

Subscribed and sworn to before me
this 30th day of April, 1993.

Patricia M. Durin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

3077 05/03 0101 03CHECK 453.30

15049

IDENTIFICATION REFERENCE

MAY 3 9 55 AM '93

DAVIDSON COUNTY, TN

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 119000.00
CON TX 440.30
PRFEE 1.00
WDEED 12.00
TOTAL 453.30
CHECK 453.30

05/03/93 01 09:53 0001 0077

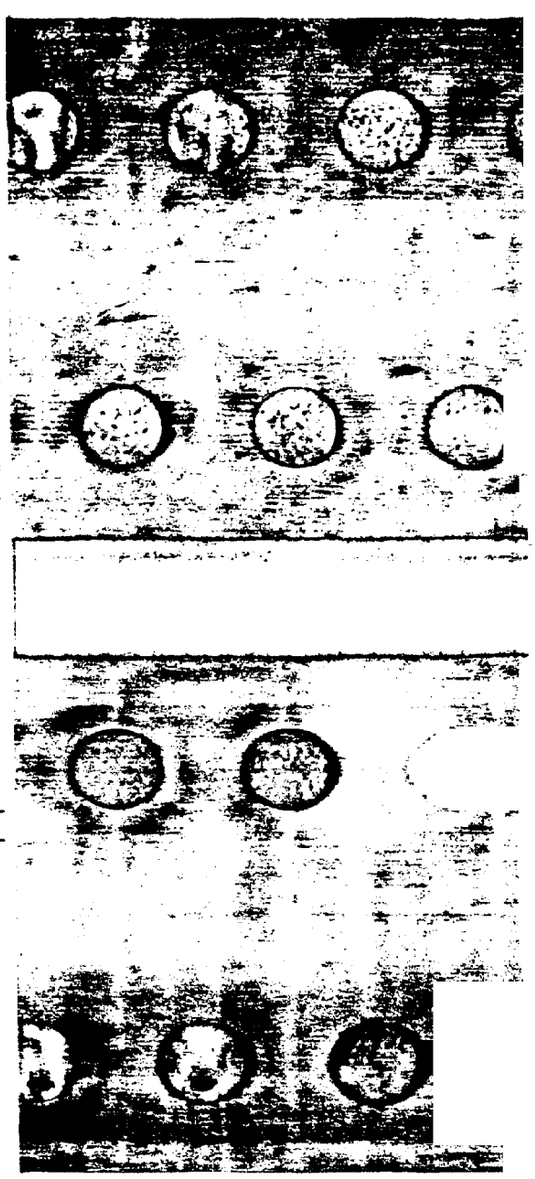
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

150499

IDENTIFICATION REFERENCE

MAY 3 9 55 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN



No. 646220