Box 31 smc

BOOK 9132 PAGE 803

This Instrument Prepared By:

Glen Allen Civitts, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Samuel and Lynne Hill 5725 Collinwood Drive Antioch, TN 37013	Same	172-8-A 121 CO 5D-63804

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ARTHUR F. DAWS III and wife, KATHLEEN M. DAWS**, collectively the Grantor herein, has bargained and by these presents does transfer and convey unto **SAMUEL HILL and wife, LYNNE HILL**, collectively the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Hunters Branch Section 2-A of record in Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 121 fronts 77.48 feet on the easterly margin of Collinwood Court and extends back 128.14 feet on the northerly line and 92.54 feet on the southerly line to a dead line in the rear measuring 55 feet thereon.
>
> Being the same property conveyed to Arthur F. Daws, III and wife, Kathleen M. Daws, by deed from Diane J. Spencer Jarrell and husband, Richard Jarrell, of record in Book 7888, page 898, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 29th day of October, 1993.

Arthur F. Daws III

Kathleen M. Daws

79764
IDENTIF. & REFERENCE

93 OCT 29 PM 4:13
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

1981 10/29 0101 CKCHECK 342.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelly K McBride, a Notary Public of said county, **ARTHUR F. DAWS III**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 1993.

Shelly K McBride
NOTARY PUBLIC

My Commission Expires:

5/25/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Shelly K McBride, a Notary Public of said county, **KATHLEEN M. DAWS**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 1993.

Shelly K McBride
NOTARY PUBLIC

My Commission Expires:

5/25/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $88,968.34. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed
before me, this 29th day of
October, 1993.

Shelly K. McBride
Notary Public

My Commission Expires:

5/25/96

GAC\g10\WARRDEED.DAW

EXHIBIT A

1. Taxes for 1994 and subsequent years, a lien, but not yet due and payable.

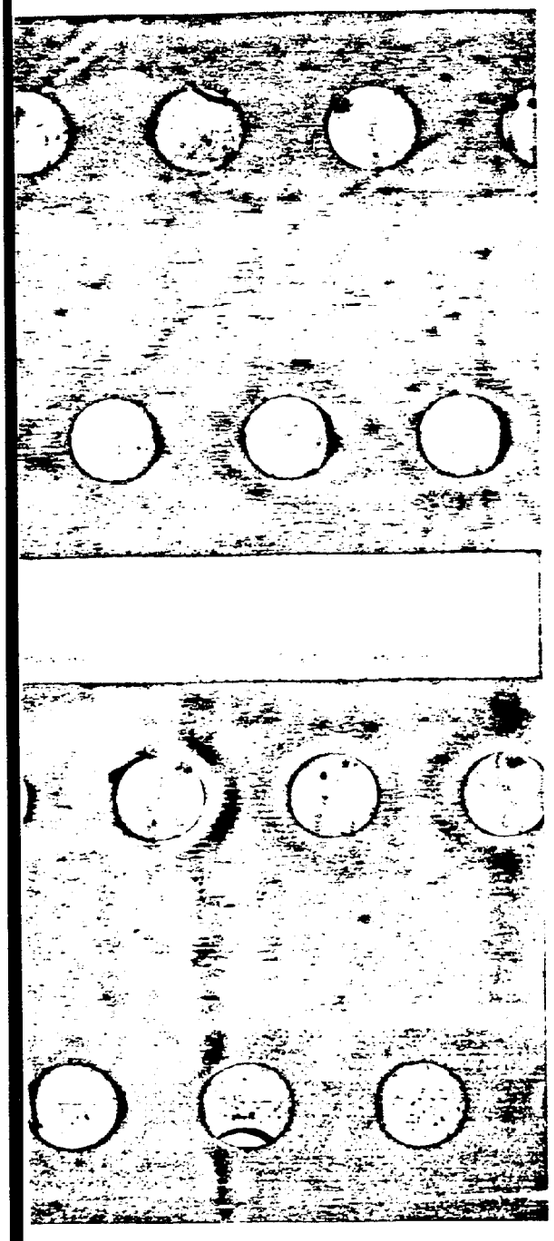
2. Restrictive Covenants of record in Book 6601, page 7, Register's Office of Davidson County, Tennessee.

3. Planned Unit Development of record in Book 6250, page 819, Register's Office for Davidson County, Tennessee, shows a 25 foot minimum building setback line from Collinwood Court and a 10 foot easement for public utility.

4. Utility easement granted to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services recorded in Book 7893, page 324 in said Register's Office.

5. Utility easement granted to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services recorded in Book 7893, page 403 in said Register's Office.

6. Utility easement granted to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services recorded in Book 7893, page 407 in said Register's Office.



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 88968.34
CON TX 329.30
PRFEE 1.00
WDEED 12.00
TOTAL 342.30
CHECK 342.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79764 IDENTIF. & REFERENCE

93 OCT 29 PM 4:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

10/29/93 01 16:14 0001 7981

No. 715783