STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES 7/23/94
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Dixie L. Hankins	Same as New Owner	53-6A-194
(NAME) 1769 Merritt St.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Randy D. Hill and Sarah J. Dinnie-Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dixie L. Hankins

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. 194 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randy D. Hill and wife, Sarah J. Dinnie-Hill by deed from J & M Homebuilders, Inc., a Tennessee corporation, of record in Book 9014, Page 787, Register's Office for Davidson County, Tennessee.

5827 07/12 0101 03CHECK 349.70

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 8694, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND RESTATED RESTRICTIONS OF RECORD IN BOOK 8699, PAGE 462, REGISTER'S OFFICE OF SAID COUNTY.

This is unimproved ( ) improved (X) property, known as 1769 Merritt Street Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of July 19 94

Randy D. Hill

By: Sarah J. Dinnie-Hill Atty in Fact

Sarah J. Dinnie-Hill

BOOK 9404 PAGE 553

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority Sarah J. Dinnie-Hill, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison _____, Tennessee, this 9th day of July 19 94

Commission expires 7/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
Randy J. Hill and
Sarah J. Dinnie-Hill

TO:
Dixie L. Hankins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of JULY, 1994, before me personally appeared Sarah J. Dinnie Hill to me known to be the person who executed the foregoing instrument individually, and on behalf of Randy D. Hill and acknowledged that she executed the same as the free act and deed of the said Randy D. Hill.

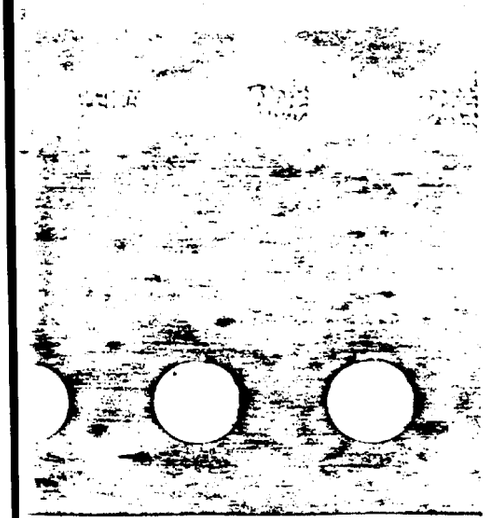
Witness my hand and official seal at Madison, Tennessee, this 9th day of JULY, 1994.

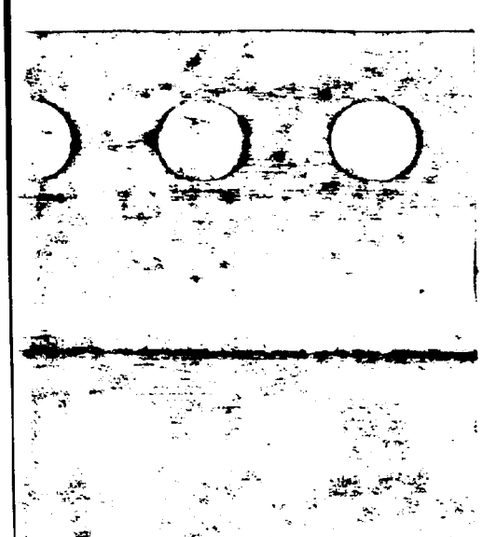
Diane L. Gregory
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/23/94

70023
IDENTIF. & REFERENCE

94 JUL 12 AM 9:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9404 PAGE 555

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	91000.00
CON TX	336.70
PRFEE	1.00
WDEED	12.00
TOTAL	349.70
CHECK	349.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/12/94 01 09:13 0001 5827

70023
IDENTIF. ▲ REFERENCE

94 JUL 12 AM 9:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812443