THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL (FRH)
A Professional Corporation (BOX 23)
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: **JOHN M. HILL, EXECUTOR OF THE ESTATE OF JOHN A. HILL and MARGARET M. HILL, DECEASED ("GRANTOR")**

TO: **GLENN C. COLEMAN and GLENDA HAYES ("GRANTEE")**

ADDRESS NEW OWNER AS FOLLOWS:
Glenn C. Coleman and Glenda Hayes
145 Oak Park Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, Ky 40201-0353

MAP AND PARCEL NUMBER: 60-3-86

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, John M. Hill, Executor of the Estate of John A. Hill and of Margaret M. Hill, deceased, have bargained and sold, and by these presents do hereby transfer and convey unto Glenn C. Coleman and Glenda Hayes, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John A. Hill by Deed from William Thomas and wife, Cayla Boyd Thomas of record in Book 5378, page 809, Register's Office for Davidson County, Tennessee. The said John A. Hill and wife, Margaret M. Hill both having since deceased and John M. Hill having been appointed Executor under the Will of John A. Hill, of record in Will Book 190, page 179, Office of the Probate Clerk of Davidson County, Tennessee and of Margaret M. Hill, of record in Will Book 190, page 247, Office of the Probate Clerk of Davidson County, Tennessee.

This is improved property known as 145 Oak Park Drive, Nashville, Tennessee. The description herein is the same as set forth in said GRANTOR's deeds.

The land conveyed is subject to the following additional matters:

1. Matters shown on Plan of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, including certain notes, easements and setback lines.

2. Restrictive covenants contained in an instrument of record in Book 3821, page 343 and amended in Book 3865, page 403, 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, her heirs and assigns, forever.

BOX 15

And GRANTOR does covenant with the said GRANTEE that he as Executor under the Wills of John A. Hill and Margaret M. Hill is lawfully seized and possessed of said land in fee simple; has a good right to convey it under a power of sale pursuant to said wills, and the same is unencumbered, except for the matters recited hereinabove and 1994 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEE before delinquent.

And GRANTOR in his capacity of Executor only, does hereby convey unto GRANTEE, her heirs and assigns, all his interest in the property described above and warrants only against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

WITNESS my hand this 26th day of August, 1994.

ESTATE OF JOHN A. HILL and
ESTATE OF MARGARET M. HILL

By: John M. Hill, Executor
John M. Hill, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charlene E. Parrish, a Notary Public in and for said State and County, **John M. Hill, Executor of the Estate of John A. Hill and of the Estate of Margaret M. Hill, deceased,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 26th day of August, 1994.

Charlene E. Parrish
Notary Public

CHARLENE E. PARRISH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires May 25, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $71,000.00.

Blair A. Coleman
AFFIANT

94 SEP -1 PM 1:15
FILED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER

Subscribed and sworn to before me, this 29 day of August, 1994.

NOTARY PUBLIC

LARRY L. VARY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

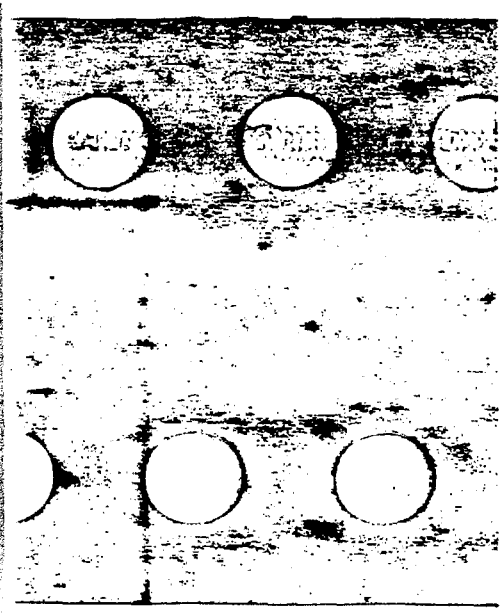
My Commission Expires: 5-27-97

4518 09/01 0101 03CHECK 271.70

87261

IDENTIF. & REFERENCE

N FRH68039 V1



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

RECEIVED OF _____

FOR _____

BOOK 9454 PAGE 120

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



87261
IDENTIF. ↑ REFERENCE

94 SEP -1 PM 4:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

CAMT	71000.00
CON TX	262.70
PRFEE	1.00
WDEED	8.00
TOTAL	271.70
CHECK	271.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/94 01 16:14 0001 4518

No. 830894