File Box 24

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

BOOK 9456 PAGE 519

ADDRESS NEW OWNER:
Timothy Paul Hill and Debbie C. Hill
4232 Saddlebrooke Place
Hermitage, TN 37076

SEND TAX BILL:
*To Owner*

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 474
Memphis, TN 38101

MAP AND PARCEL:
MAP 86-3
PARCEL 22
4D91809

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ronald P. Groover and wife, Kathy H. Groover, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy Paul Hill and wife, Debbie C. Hill, as tenants by the entirety , 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:

BEING Lot 10, Saddlebrooke, as recorded in Book 6250, page 940, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ronald P. Groover and wife, Kathy H. Groover , by deed from J & L Builders of record in Book 7308, Page 413, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6925, Page 947, amended in Book 7453, page 407, said Register's Office.

This conveyance is subject to 10 foot public utility and drainage easement along southerly and southwesterly lot lines, 20 foot along easterly lot line; 2.5 x 25 foot utility anchor easement located in northeasterly corner of lot and all matters of record in Book 6250, Page 940, said Register's Office.

This is improved property known as 4232 Saddlebrooke Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Timothy Paul Hill and wife, Debbie C. Hill, their heirs and assigns, forever; and we, Ronald P. Groover and wife, Kathy H. Groover 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 shall include the plural, the plural the singular,

and the use of any gender shall be applicable to all genders.



Witness our hands this the 1st day of September, 1994.

Ronald P. Groover
Ronald P. Groover

Kathy H. Groover
Kathy H. Groover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronald P. Groover and wife, Kathy H. Groover the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 1st day of September, 1994.

Kimmun K. Maples (Ohio)
NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 128,500.00.

Timothy Paul Hill
AFFIANT

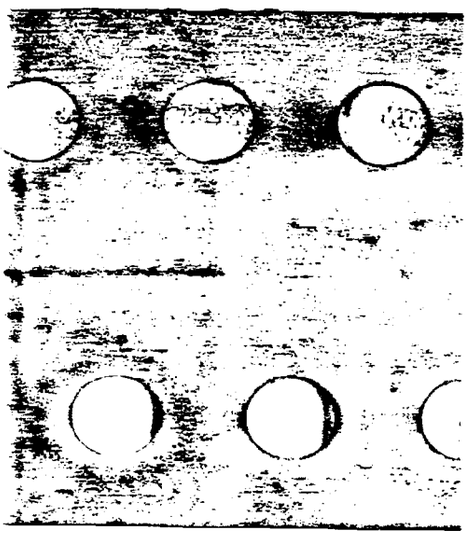
Subscribed and sworn to before me this 1st day of September, 1994.

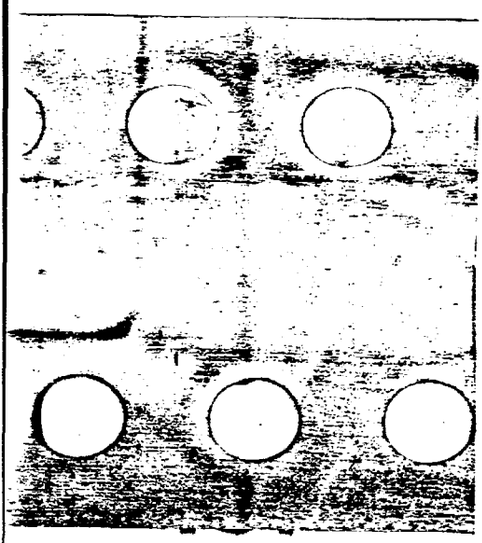
Kimmun K. Maples (Ohio)
NOTARY PUBLIC
My Commission Expires: 11/3/96

94 SEP -6 AM 8:33
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

87954
IDENTIF. & REFERENCE

5257 09/06 0101 03CHECK 484.45





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

RECEIVED OF _____

FOR _____

BOOK 9456 PAGE 521

| | | |
|---|---|---|
| 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 | |
| | | | | 128500.00 |
| | | | CON TX | 475.45 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 484.45 |
| | | | CHECK | 484.45 |
| 09/06/94 | 01 | | 08:31 0001 | 5257 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87954

IDENTIF. # REFERENCE

94 SEP -6 AM 8:31

REGISTER
DAVIDSON COUNTY, TN

No. 831621