BOOK 9476 PG 683 Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Hill	Matrix Financial Services	162-5-141
(NAME)	(NAME)	
313 Ash Grove Drive	P.O. Box 78144	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Phoeniz, AZ 85062-8144	
(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, Donald W. Perkins and wife, Jayne B. Perkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Hill and wife, Mary S. Hill

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. 29 on the Plan of Hickory Valley Subdivision, Section 2A, of record in Plat Book 4300, Page 111, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald W. Perkins by deed of record in Book 8183, Page 279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Jayne B. Perkins joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Jayne B. Perkins by Donald W. Perkins as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9476, Page 682, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 313 Ash Grove Drive, Nashville, TN 37211
(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 23rd day of September 1994

Donald W. Perkins

Jayne B. Perkins
By: Donald W. Perkins, Attorney-in-fact

DCTN01WC

Box 1

BOOK 9476 PG 684

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Perkins

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 instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 23rd day of September 19 94.

Commission expires October 9, 1995

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this September 23, 1994 before me personally appeared Donald W. Perkins, the person who executed the foregoing instrument on behalf of Jayne B. Perkins, and acknowledged that he executed the same as the free act and deed of the said Jayne B. Perkins, through Power of Attorney granted Donald W. Perkins by the said Jayne B. Perkins.

Commission Expires: 10-9-95

Notary Public

94595

IDENTIF. A REFERENCE...

94 SEP 28 AM 9:23

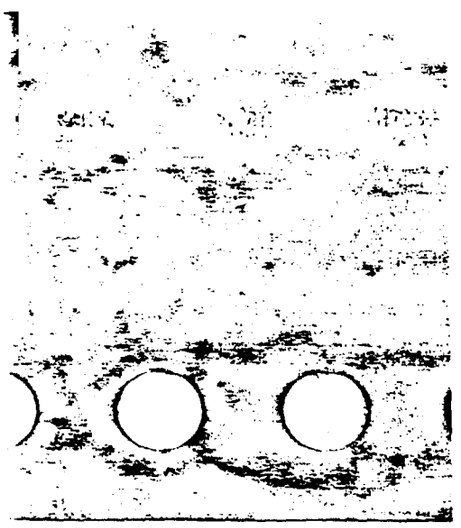
REGISTER
DAVIDSON COUNTY, TN.

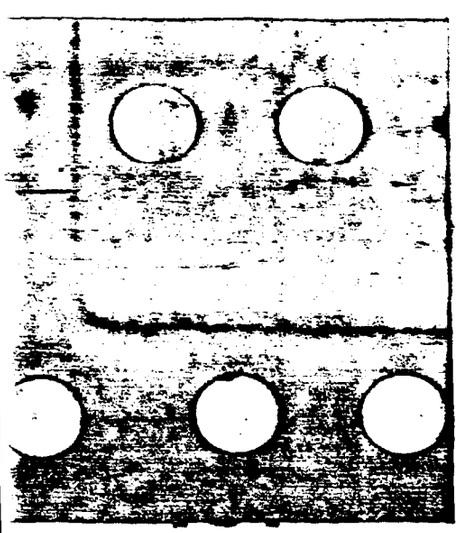
2444 09/28 0101 03CHECK

412.67

DCTN01WC

Box 1





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

RECEIVED OF _____

FOR _____

BOOK 9476 PG 685

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 109100.00
				CON TX 403.67
				PRFEE 1.00
				WDEED 8.00
				TOTAL 412.67
				CHECK 412.67
09/28/94	01			09:22 0001 2444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94595
IDENTIF. # REFERENCE

94 SEP 28 AM 9:23
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 838707