Lot 1-2
Blk
U

BOOK 9493 PG 367

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Byron Hall and wife, Jennie Hall 5353 Hillsboro Road Nashville, TN 37215	Same	Map 130 Group 16 Parcel 58

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $3,150,000.00.

B Hall
AFFIANT

Sworn to and subscribed before me this 13th day of October, 1994.

D Hall
NOTARY PUBLIC

My Commission Expires: 3/11/98

DOUGLAS S HALE * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, RICHARD ALLEN OSIAS and wife, JUDY BRADFORD OSIAS, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BYRON HALL and wife, JENNIE HALL, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Hillcrest Heights Subdivision, recorded in Plat Book 7900, page 449, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot; said description being incorporated herein by reference, the same as if set forth fully herein verbatim.

BEING the same property conveyed to Richard Allen Osias and wife, Judy Bradford Osias, by deed from The Pierce Corporation, a Tennessee corporation of record in Book 7385, page 756, and from Hillcrest Heights Development Corp., a Tennessee corporation, of record in Book 9493, page 365, 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 said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1994 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTEES paying their prorata part thereof to GRANTORS, who will be responsible for payment of said taxes when they become due and payable. Said taxes were withheld from Grantors' proceeds at closing of transaction. Map 130, Group 16, Parcel 58.

2. All matters appearing on the Plan of Hillcrest Heights Subdivision of record in Plat Book 7900, page 449, Register's Office for Davidson County, Tennessee.

3. Easement for water mains of record in Book 756, page 498, and sanitary sewers of record in Book 6548, page 113, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their 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.

This improved property is known as 5353 Hillsboro Road, Nashville, Tennessee 37215.

WITNESS our hands this 28 day of September, 1994, in Franklin, Tennessee.

RICHARD ALLEN OSIAS

JUDY BRADFORD OSIAS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with within named Richard Allen Osias and wife, Judy Bradford Osias, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville DNT, Tennessee, this 28 day of September, 1994.

Notary Public

My commission expires: 3/11/98

99905
IDENTIF. & REFERENCE

94 OCT 14 AM 10:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8176 10/14 0101 03CHECK 11664-00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9493 PG 369

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 3150000.00
MOR TX 11655.00
PRFEE 1.00
WDEED 8.00
~~TOTAL 11664.00~~
~~CHECK 11664.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/14/94 01 10:36 0001 8176

99905
IDENTIF. ↑ REFERENCE

94 OCT 14 AM 10:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 844377