41

GENERAL WARRANTY DEED

BOOK 9506 PG 660

FROM: Wayne Hilton and wife, Patricia F. Hilton, Grantors

TO: John E. Maupin, Jr., and wife, Eilene D. Maupin, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

2 Morningside
Nashville TN 37215

(new owner)

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Map-Parcel Numbers

158-4-28.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thousand and 00/100 Dollars ($100,000.00).

John E. Maupin

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of October, 1994.

Louise M. Lawrence

Notary Public

My Commission Expires: 4/20/96

FOR AND IN CONSIDERATION OF the sum of One Hundred Thousand and 00/100 Dollars ($100,000.00), the receipt and sufficiency of which are hereby acknowledged, Wayne Hilton and wife, Patricia F. Hilton (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto John E. Maupin, Jr., and wife, Eilene D. Maupin (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as Lot 124, Section Two, Otter Wood Subdivision, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 31st day of October, 1994.

Wayne Hilton

Patricia F. Hilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, Wayne Hilton, the within named 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, at Office, this 31st day of October, 1994.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, Patricia F. Hilton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of October, 1994.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

EXHIBIT A

BOOK 9506PG663

Property Description

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of (Revised) Section Two, Otterwood as of record in Plat Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wayne Hilton and wife, Patricia F. Hilton, by Deed from Sollie M. Bartoe and wife, Barbara A. Bartoe, of record in Book 8467, page 304, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, amended in Book 8762, page 199.

2. Matters shown on the Plan of record in Book 6900, pages 598-602, said Register's Office.

3. Easement of record in Book 7667, page 218, corrected in Book 7942, page 678, said Register's Office.

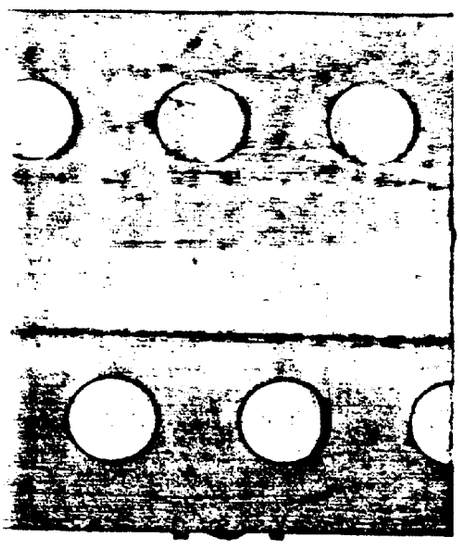
4. Charter of Incorporation of Otterwood Homeowner's Association, Inc., in Book 7292, page 315, Register's Office for Davidson County, Tennessee.

04558
IDENTIF. ↑ REFERENCE

94 OCT 31 PM 4:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3111 10/31 0101 03CHECK 387.00





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

RECEIVED OF _____

FOR _____

BOOK 9506PG664

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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	387.00
			CHECK	387.00
10/31/94	01		16:17 0001	3111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04558
IDENTIF. ↑ REFERENCE

94 OCT 31 PM 4:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849413