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98126

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36166
Dav. Co. File: Box 8

98 MAR -1 AM 10:43

BOOK 9607 PG 161

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary J. Hill Clara Hill 1325 Hildreth Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-14-98

6074 03/01 0101 03CHECK 697.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **F. Thomas Trotter and spouse, Gania Trotter,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary J. Hill and spouse, Clara Hill,** hereinafter called the **Grantee**, Grantee's 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. 312 on the plan of Seven Hills, Section VI, of record in Book 2900, page 107, Register's Office for said County.

SAID Lot No. 312, which is a corner lot fronts 217.8 feet on the southerly margin of Hildreth Drive and fronts 163.2 feet on the easterly margin of Villa Green Drive, said frontages being joined by a curve having length of 39.7 feet, and extends back 184.2 feet on the easterly line and 243.0 feet on the southerly line to a point of intersection.

BEING the dame property conveyed to F. Thomas Trotter and wife, Gania Trotter by deed from Hugh R. Vickerstaff and wife, Dorothy S. Vickerstaff of record in Book 4843, page 36, said Register's Office. By deed of record in Book 8944, page 157, a tenancy in common was created in F. Thomas Trotter and Gania Trotter.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of F. Thomas Trotter and Gania Trotter by Hank Gildemeister as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1325 Hildreth Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 1995.

F. Thomas Trotter — Gania Trotter

F. Thomas Trotter, By: Hank Gildemeister, Atty-In-Fact

Gania Trotter, By: Hank Gildemeister, Atty-In-Fact

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185000.00

Gary J. Hill
Affiant

Sworn and subscribed before me on the 28th day of February, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

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 **Hank Gildemeister**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **F. Thomas Trotter and Gania Trotter**, as Attorney-in-Fact, as the free act and deed of the said Principal. 9007 163

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: F. Thomas Trotter and Gania Trotter

TO: Gary J. Hill and Clara Hill

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Hank Gildemeister, Affiant

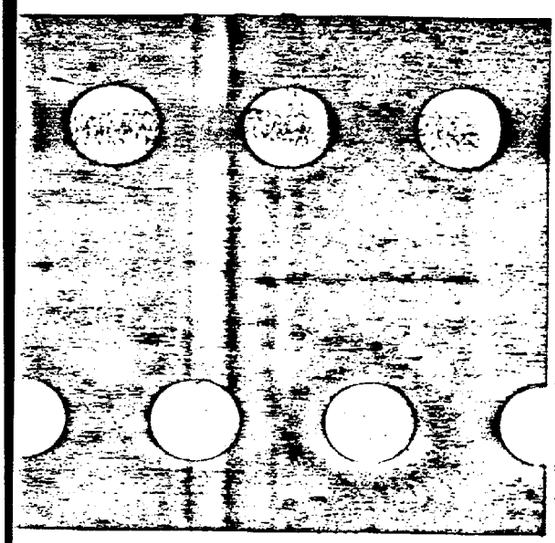
Sworn to and subscribed before me this

28th day of February, 1995.

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires:_____



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

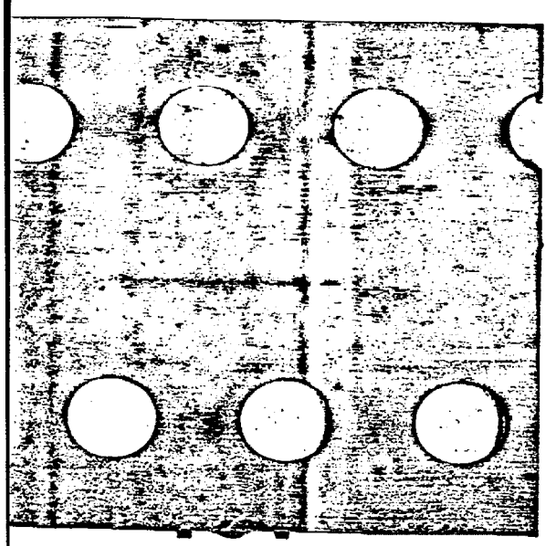
RECEIVED OF _____

FOR _____

BOOK 9607 PG 164

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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 12.00
TOTAL 697.50
CHECK 697.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/95 01 10:44 0001 6074

38126
IDENTIF. & REFERENCE

95 MAR -1 AM 10:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 885733