THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $152,000.00. RICHARD E. HILL **AFFIANT** Subscribed and sworn to before me, this 10th day of April, 1995. Julia C. Notary Notary Public My Commission Expires:

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Richard E. Hill and wife, June H. Hill 6908 Sunderland Circle Nashville, TN 37221	North American Mortgage Co. 4301 Hillsboro Road Suite 328 Nashville, TN 37215	141-15-0-D 057.00CO 9D 79728

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES J. STOKER, SR., AND WIFE, LINDA S. STOKER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICHARD E. HILL AND WIFE, JUNE H. HILL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of Sheffield on the Harpeth, Phase I, as of record in Book 6900, pages 10 and 11, Register's Office for Davidson County, Tennessee, as amended at Book 7409, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James J. Stoker, Jr., and wife, Linda S. Stoker by deed from Phillips Builders, Inc., of record in Book 7762, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, of record in Book 6925, page 900 and Book 7145, page 954, Register's Office for said County, and By-Laws of Sheffield on the Harpeth Homeowners' Association of record in Book 7145, page 964, Register's Office for said County, as amended in Book 8146, page 463, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6900, pages 10 and 11, Register's Office for said County, as amended at Book 7409, page 45, Register's Office for said County.

4. Fifty (50) foot lane or right-of-way, providing ingress and egress with respect to Poplar Creek Road, all as more fully set forth in the deed from Thomas E. Watts, Jr., Administrator, C.T.A, of the Estate of Mrs. Trella M. Callouette, deceased, to Joseph L. Lackey, Jr., Trustee, of record in Book 4706, page 988, Register's Office for said County.

5. Easement for 15 foot permanent water line and temporary construction easements on each side of 15 foot permanent easement granted to Harpeth Valley Utilities District of record in Book 5738, page 829, Register's Office for said County. (which may or may not affect subject premises).

6. Easement for electric power transmission line, granted to United States of America of record in Book 4136, page 525, Register's Office for said County. (which may or may not affect subject premises).

7. TVA easement and right-of-way 250 feet wide as of record in Book 4279, page 731, Register's Office for said County. (which may or may not affect subject premises).

This is improved property known as 6908 Sunderland Circle, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 10th day of April, 1995.

James J. Stoker, Sr.

Linda S. Stoker

By: James J. Stoker, Sr., Attorney-in-fact

STATE OF TENNESSEE)

COUNTY OF DAVDISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES J. STOKER, SR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of April, 1995.

Julia C. Hunt
Notary Public

My Commission Expires: 7-26-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James J. Stoker, Jr.,, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of Linda S. Stoker, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

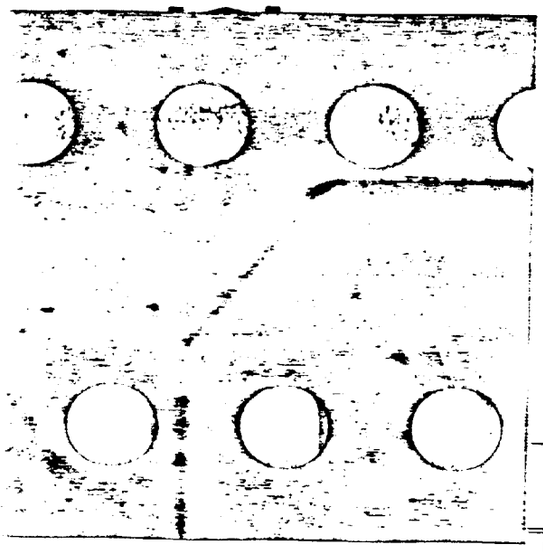
WITNESS my hand, at office, this 10th day of April, 1995.

Julia C. Hunt
Notary Public

My Commission Expires: 7-26-97

50289

9478 04/10 0101 03CHECK 575.40



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

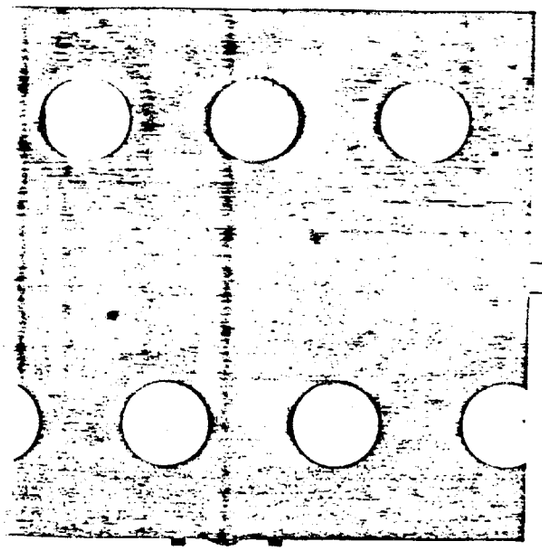
RECEIVED OF _____

FOR _____

BOOK 9641 PG 965

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 152000.00
CON TX 562.40
PRFEE 1.00
[illegible] 12.00
TOTAL 575.40
CHECK 575.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/95 01 13:49 0001 9478

50289
IDENTIFICATION/REFERENCE
SCANNED 04 11:49
DAVIDSON COUNTY, TN.

No. 898980