0128453
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 1:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4859

MAP/GROUP/PARCEL
043-09-0/100.00

NEW OWNER'S NAME AND ADDRESS:
Robert J. and Tami L. Kilmarx
261 Cumberland Avenue
Madison, Tennessee 37115

BOOK 9876PG848

SEND TAX BILLS TO:
Collateral Mortgage, Ltd.
1900 Crestwood Blvd.
Birmingham, AL 38283-0180

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Dan H. Bivins, Jr. and David S. Bivins, as Co-Executors of the Estate of Dan H. Bivins, Sr., hereinafter called Grantors, do hereby transfer and convey unto Robert J. Kilmarx and wife, Tami L. Kilmarx, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 19 of Block "O" on the Plan of Woodlawn Estates of record in Book 843, Page 82, Register's Office for said County.

SAID Lot #19 fronts 101 feet on the northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Dan H. Bivins and wife, Minnie G. Bivins, deed of record in Book 1812, Page 476, Register's Office for Davidson County, Tennessee. Minnie G. Bivins predeceased Dan H. Bivins and at the time was the wife of Dan H. Bivins. Dan H. Bivins died and his estate was probated in the Probate Court for Davidson County, Tennessee. This is a non-taxable estate. Dan H. Bivins and Dan H. Bivins, Sr. is one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Dan H. Bivins, Co-Ex
Dan H. Bivins, Jr.
Co-Executor of the Estate of Dan H. Bivins

David S. Bivins, Co-Ex
David S. Bivins
Co-Executor of the Estate of Dan H. Bivins

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Dan H. Bivins, Jr. and David S. Bivins, as Co-Executors of the Estate of Dan H. Bivins, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of November, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-97

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $72,750.00.

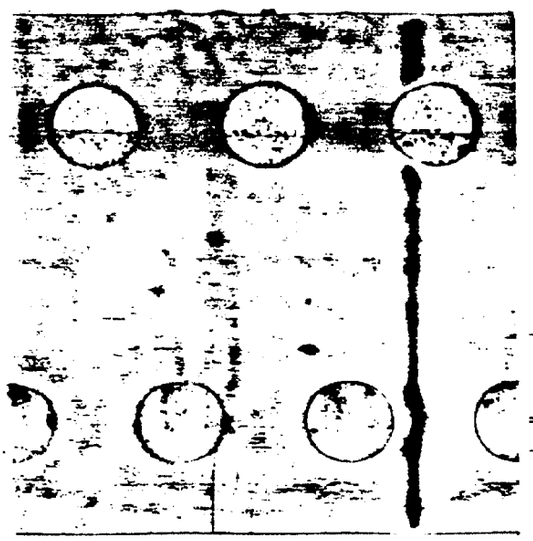
AFFIANT

Sworn to and subscribed before me, this the 30th day of November, 1995.

NOTARY PUBLIC

My Commission Expires:
2/3/98

4336 12/04 2101 03C:HECK 277.99





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

RECEIVED OF _____

FOR _____

BOOK 9876 PG 850

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	72750.00
			CON TX	268.99
			PRFEE	1.00
			WDEED	8.00
			TOTAL	277.99
			CHECK	277.99
12/04/95	01	13:30	0001	4336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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DAVIDSON COUNTY, TN.

No. 982834