BOOK 9921 PG 231

ADDRESS NEW OWNER:

Henry Hill, Jr., *et ux.*
101 Queens Lane
Nashville, Tennessee 37218

SEND TAX BILLS TO: SAME

MAP: 70-9

PARCEL: 114

WARRANTY DEED

For and in consideration of the sum of Ten ($10) Dollars, cash in hand paid, and good and valuable considerations, receipt of which is hereby acknowledged, **JAMES M. YATES and wife, DAPHNEY E. YATES,** herein the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto the said **HENRY HILL, JR. and wife, MARY E. HILL,** the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being part of Lots Nos. 9, 10 and 11 on the Plan of Bordeaumont, not of record, and described as follows:
>
> Beginning at a point in the westerly margin of Goodrich Avenue, said point being at the southerly intersection of Cliff Drive; thence with the westerly margin of Goodrich Avenue southerly 210 feet to a point in the northerly line of Lot 12, also being shown as parcel 116 on tax map 70-9; thence with said Lot 12 in a northwesterly direction to an iron pin in the southeasterly corner of Lot 1, Resubdivision of Part of Lots 9, 10 and 11, Curtis Hill Subdivision, of record in Plat Book 4300, page 55, Register's Office for Davidson County, Tennessee; thence with the line between said lots North 34 degrees 51' East 210.00 feet to the southerly margin of Cliff Drive; thence with the southerly margin of the same southeasterly 99 feet to the point of beginning.
>
> Being the same property conveyed to James Marshall Yates and wife, Daphney E. Yates, by deed from James C. Yates and wife, Mary F. Yates, of record in Book 8158, page 374, Register's Office for Davidson County, Tennessee.

This is unimproved property located at the southwesterly corner of Goodrich Avenue and Cliff Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do 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 we do further covenant and bind ourselves and our 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.

WHENEVER 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 my hand, this 17 day of January, 1996.

JAMES M. YATES

DAPHNEY E. YATES

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 JAMES M. YATES and wife, DAPHNEY E. YATES, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of January, 1996.

My commission expires:
1-27-96

NOTARY PUBLIC

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $6,500.

AFFIANT

SWORN to and subscribed before me, this 17th day of January, 1996.

My commission expires:
1-27-96

NOTARY PUBLIC

JACQUELINE ORR WIGGINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 27, 1996

96 JA 18 PM 1:

DAVIDSON COUNTY

0142026

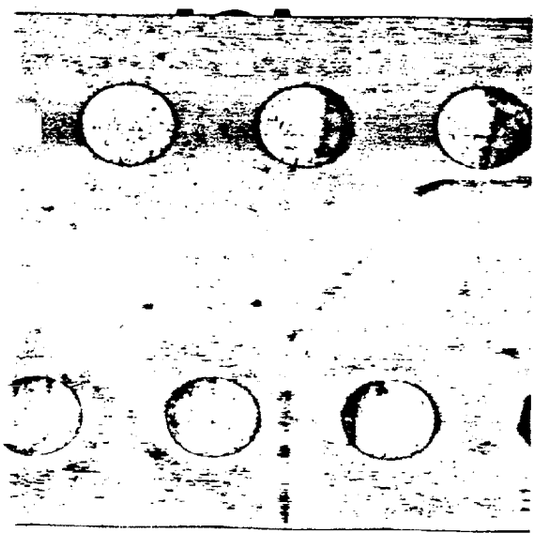
IDENTIFICATION REFERENCE

050 1/13/01 CHECK

33.05

THIS INSTRUMENT PREPARED BY:
JULIAN W. BLACKSHEAR, JR.
Attorney at Law
Fifth Floor, 208 Third Avenue North
Nashville, Tennessee 37201

c:mw\Deeds\WDHillH





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9921 PG 233

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

DAMT	6500.00
DON TX	24.05
PRFEE	1.00
ADEED	8.00
TOTAL	33.05
CHECK	33.05

01/13/96 01 13:23 0001 9050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142026 IDENTIF. # REFERENCE

96 JAN 18 PM 1:2

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 997349