33A

STATE OF TENNESSEE 7030-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

s Tanya Sellick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF April , 19 96

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

STATE OF

100 37 PG 573

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya Sellick	FTB Mortgage Services	162-1-C-/65 co
(NAME)	(NAME)	
618 Hickory Glade Court	P.O. Box 146	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Memphis, Tennessee 38101-0146	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Rudolph C. Hillen, Jr. and wife Susan E. Hillen

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tanya Sellick, an unmarried woman

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

A certain Planned Unit Development in Davidson County, Tennessee, Unit No. 65 on the plan of Phase 2, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Rudolph C. Hillen, Jr. and wife Susan E. Hillen by deed from George T. Colyar, Jr, unmarried,, filed of record in Book 9273, page 523, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 9273, page 526, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

This is improved property known as 618 Hickory Glade Court, Antioch, TN 37013

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 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, 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. 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 their hand s this 25th day of April , 19 96 .

Rudolph C. Hillen Jr By Susan E Hillen attorney - in fac
Rudolph C. Hillen, Jr.

Susan E Hillen
Susan E. Hillen

BOOK 10037 PG 574

7030-A

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Susan E. Hillen the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 25th day of April, 19 96.

My commission expires 1/20/99

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of April, 1996, before me, personally appeared Susan E. Hillen, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Rudolph C. Hillen, Jr. and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

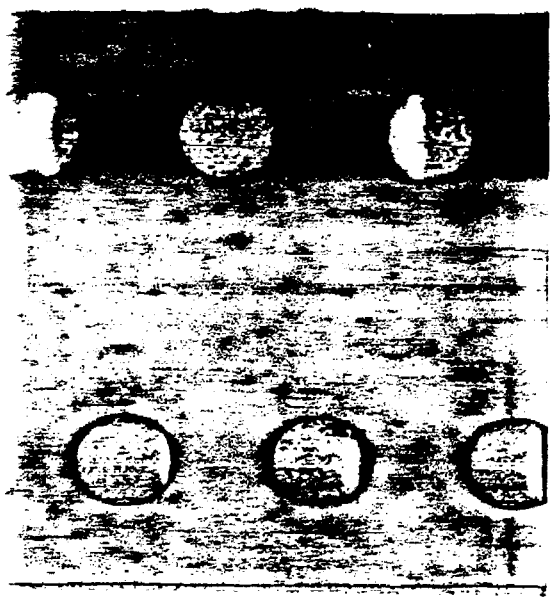
1/20/99
My Commission Expires

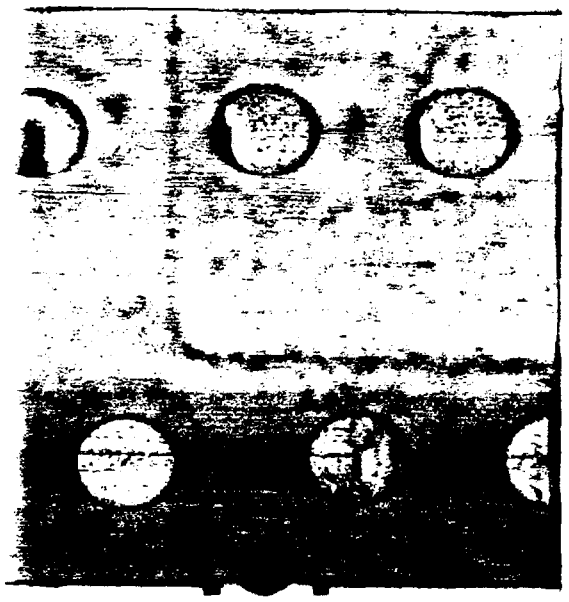
Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

0177959
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

T137 05/02 3:01 03CHECK 264.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK. 10037 PG 575

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	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

05/02/96 01 15:22 0001 7437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177959
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:19

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1035468