P.B. 10044 PG 360

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Roy D. Ayers, et ux 5695 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 36 Field Book 10D 11015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EUNICE A. HITT a/k/a ANNIE E. HITT, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ROY D. AYERS and wife, DEBORAH F. AYERS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 1 on the Plan of Eunice Hitt Lots of record in Book 8250 at page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being a part of the same property conveyed to Willie G. Hitt, Sr. and wife, Eunice A. Hitt, by deed from W. H. Thompson and wife, Odie H. Thompson, of record in Book 3761, page 333, Register's Office for Davidson County, Tennessee. And, the said Willie G. Hitt, Sr. died, intestate, on April 14, 1984, at which time the property became vested in his surviving spouse, Eunice A. Hitt, in fee simple. By her signature hereto, Eunice A. Hitt a/k/a Annie E. Hitt represents and warrants that all debts and obligations owing by the said W. G. Hitt, Sr., during his lifetime or by reason of his death, have been fully paid and satisfied.
>
> The foregoing description was prepared from a survey dated August 24, 1992, by Tommy E. Walker, Registered Land Surveyor, No. 1465.
>
> The current mailing address for said property is 5998 Lickton Pike, Goodlettsville, TN 37072.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 8250, page 150, Register's Office for Davidson County, Tennessee.

And I, the GRANTOR, do further covenant and bind myself, my 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.

W. G. HITT executes this Warranty Deed as Attorney-in-Fact for EUNICE A. HITT a/k/a ANNIE E. HITT, under a Power of Attorney dated April 8, 1996 and filed for record in Book 10009, page 454, Register's Office for Davidson County, Tennessee. Eunice A. Hitt is one and the same person as Annie E. Hitt.

WITNESS our hands on this the 7th day of April, 1996.

"GRANTOR"
Eunice A. Hitt
BY W. G. Hitt
EUNICE A. HITT a/k/a ANNIE E. HITT
BY: W. G. HITT, Attorney In Fact

"GRANTEES"
Roy D. Ayers
ROY D. AYERS

Deborah F. Ayers
DEBORAH F. AYERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY D. AYERS and wife, DEBORAH F. AYERS, 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, at office, this the 7th day of April, 1996.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 7th day of April, 1996, before me, personally appeared W. G. HITT, to me known to be the person who executed the foregoing instrument on behalf of EUNICE A. HITT a/k/a ANNIE E. HITT, and acknowledged that he executed the same as the free act and deed of the said EUNICE A. HITT a/k/a ANNIE E. HITT.

WITNESS my hand and official seal this the 7th day of April, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is ~~$60,000.00~~.

Roy D. Ayers
Affiant

Sworn to and subscribed before me, this the 7th day of April, 1996.

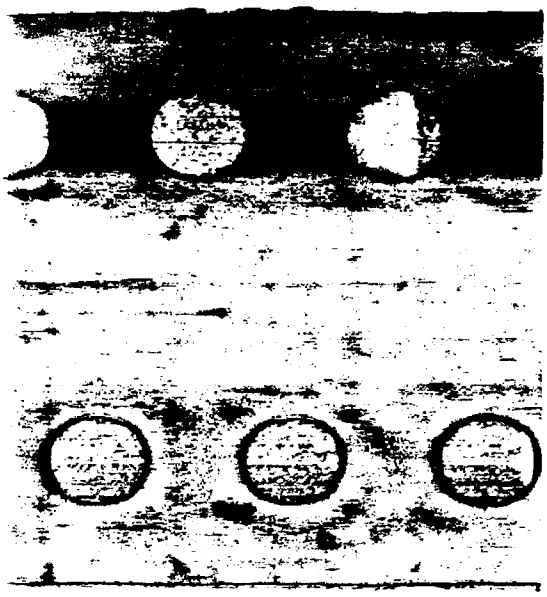
Patsy C. Davidson
NOTARY PUBLIC

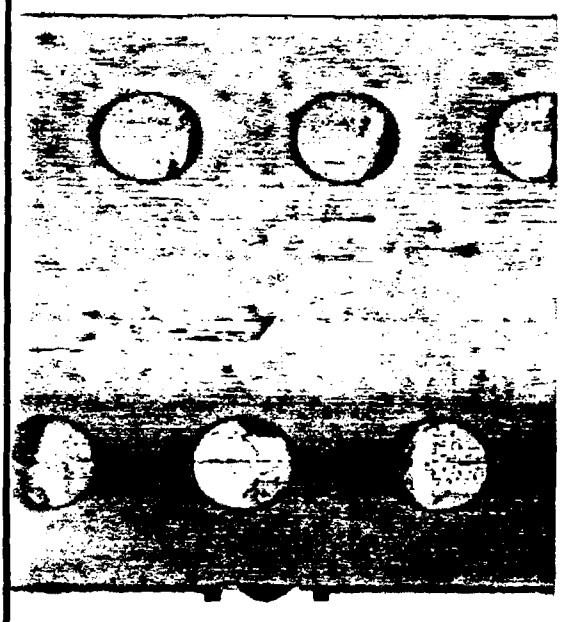
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96 MAY -8 AM 11:05
LIA Z. ... REGISTER
DAVIDSON COUNTY, TN.

... 33CHECK 231.00

0179939
IDENTIF. # REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10044 PG 362

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			05/08/96 01	11:09 0001 9612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179939
IDENTIF. ↑ REFERENCE

96 MAY -8 AM 11:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037615