BOOK 10109 PG 565

STATE OF INDIANA)
COUNTY OF Marion)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.

DONNA JEAN HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF May, 1996.

Notary Public

MY COMMISSION EXPIRES: 8-26-99

(AFFIX SEAL)

OFFICIAL SEAL NOTARY PUBLIC STATE OF INDIANA

THIS INSTRUMENT WAS PREPARED BY
Lawrence E. Lawhead, 8900 Keystone Crossing, Suite 940, Indianapolis, Indiana 46240-4633

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donna Jean Hill, Trustee of the Donna Jean Hill Trust	Donna Jean Hill, Trustee of the Donna Jean Hill Trust	Map 64-8 Parcel 22
1912 Lakeside Drive	1912 Lakeside Drive	
Indianapolis, Indiana 46229	Indianapolis, Indiana 46229	

WARRANTY DEED

For and in consideration of their love and affection for each other and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **DONNA JEAN HILL**, hereinafter called the Grantor, have bargained and sold, and by these presents do **TRANSFER AND CONVEY** an undivided one-half (1/2) tenant in common fee simple interest to **DONNA JEAN HILL, TRUSTEE OF THE DONNA JEAN HILL TRUST**, dated May 25, 1995, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182 and 183, Register's Office for said County, to which plat reference is hereby made for a more complete description.

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Being the same property conveyed to Luisa G. Moritz by virtue of a deed from Carl Franklin and wife, Leslie J. Franklin as of record in Book 6340, page 467, Register's Office for Davidson County, Tennessee.

This improved property is known as 4745 Kennysaw Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, page 448, and easements, covenants and conditions as shown on the Plan of record in Book 4460 pages 182 and 183, Register's Office for Davidson County, Tennessee. The trust to which the property is being conveyed is a Revocable Living Trust.

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 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 the same is unencumbered, unless otherwise herein set out; and I 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. 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.

TO HAVE AND TO HOLD the said real estate in trust. The Trustee shall have those powers conferred by law and there are no limitations or modifications of such statutory provisions. The Trustee is empowered by the trust agreement to own real estate and to sell, lease, mortgage and convey real estate. Grantees taking title to real estate from the Trustee are excused from all responsibility with respect to the propriety of the Trustee's actions in conveying same, handling the proceeds of any such sale and/or other act purportedly done by virtue of the terms of said trust.

WITNESS my hand this 21st day of March, 1996.

DONNA JEAN HILL

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STATE OF INDIANA)
COUNTY OF MARION)

Personally appeared before me, Wanda Bohlander, a Notary Public in and for said County and State, the within named **DONNA JEAN HILL**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Indianapolis, Indiana, this 31st day of March, 1996.

STATE OF INDIANA
OFFICIAL SEAL
NOTARY PUBLIC

Wanda C Bohlander
Notary Public

WANDA C BOHLANDER
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXP. AUG. 25,1999

Printed Name

My Commission Expires:

My County of Residence:

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