PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10144 PG 323

W & I Ref: (kd) Title No: 38093
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ann W. Peffen 107 Dunham Springs Lane Nashville, Tennessee 37205	**SAME**

TAX MAP-PARCEL NUMBERS: 116-2B-75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. G. Hill Realty Company**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann W. Peffen,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being **Lot No. 93** on the Final Plat of **Hill Place,** of record in Plat Book 7900, Page 913, and amended in Pages 923 through 930, and revised in Book 9700, Pages 1902 and 191, as amended by plat amendment in Book 10058, Page 105 and by Surveyor's Certificates of Correction, of record in Book 9854, Page 235, and Book 10058, Page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being a part of the same properties conveyed to H. G. Hill Realty Company by deeds from: M. L. Fletcher, of record in Book 904, Page 384; H. G. Hill and Mrs. H. G. Hill, of record in Book 731, Page 542; Horace G. Hill, Jr. and Mrs. Horace G. Hill, Jr., of record in Book 6431, Page 100; and May Buntin Hill, of record in Book 9587, Page 573; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, Page 85, as amended in Book 9658, Page 19, said Register's Office, to all matters shown on the referenced subdivision Plat.

This is unimproved property, known as: Lot No. 93, Hill Place

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor has caused this instrument to be executed by its duly authorized officer this 1st day of August, 1996.

H. G. Hill Realty Company, Grantor

By: John B Hardcastle

President

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared John B. Hardcastle, **with** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **H. G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of August, 1996.

Emma Jean Hopf
Notary Public

My Commission Expires: 7/22/2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 120000.00

Ann W. Peffer
Affiant

Sworn and subscribed before me, the undersigned official, on the 1st day of August, 1996.

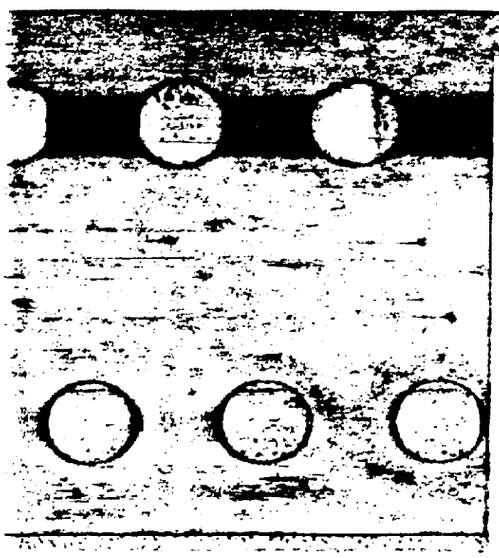
Notary Public

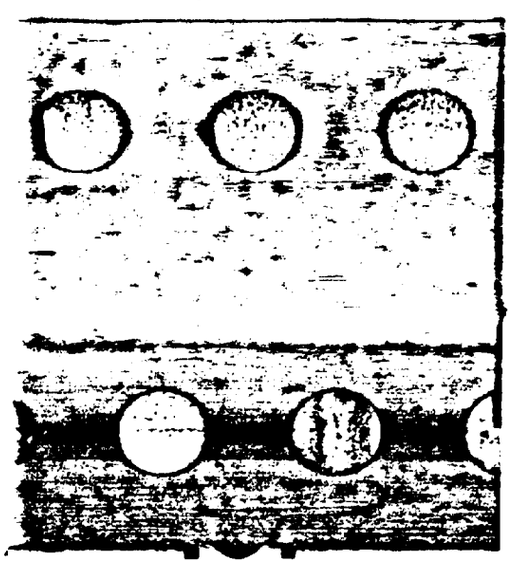
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

0210571
IDENTIF. & REFERENCE

96 AUG -2 PM 3:4 REGISTER DAVIDSON COUNTY, TENN.

0750 08/02 0101 03CHECK 453.00





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

RECEIVED OF _____ BOOK 10144 PG 325

FOR _____

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 120000.00
				CDN TX 444.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 453.00
				CHECK 453.00
08/02/96	01			15:17 0001 2750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210571
IDENTIF. # REFERENCE

96 AUG -2 PM 3:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1070326