0216987

IDENTIFICATION REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

96 AUG 22 AM 9:58

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

**ADDRESS NEW OWNER:**
Timothy A. Hill, et al
2680-H Old Lebanon Dirt Road
Mt. Juliet, TN 37122

**MORTGAGEE:**
Wilson Bank & Trust
1476 N. Mt. Juliet Road
Mt. Juliet, TN 37122

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
Map 64-12
Parcel 64

BOOK 10164 PG 76

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tony A. Peek and wife, Lori A. Peek,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy A. Hill and John Hill,** 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:

> Land in Davidson County, Tennessee, being Lot No. 274-A of the Plan of Zone Lot Division, Lots 274, 276, and 314, Sherwood Forest, Section Four, as of record in Plat Book 5200, page 587, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Tony A. Peek and wife, Lori A. Peek, by deed from Ronald D. Stone, as of record in Book 8516, page 488, Register's Office for Davidson County, Tennessee.

This is improved property known as 4752 Cascade 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 amended in Book 6115, page 34, and easements, covenants and conditions as shown on the Plan of record in Plat Book 4460, page 182 and amended in Plat Book 5200, page 587, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 16th day of August, 1996.

Tony A. Peek
TONY A. PEEK

Lori A. Peek
LORI A. PEEK



STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tony A. Peek and wife, Lori A. Peek**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of August, 1996.

Sara Coleman
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $48,000.00.

Lisa A Hill
AFFIANT

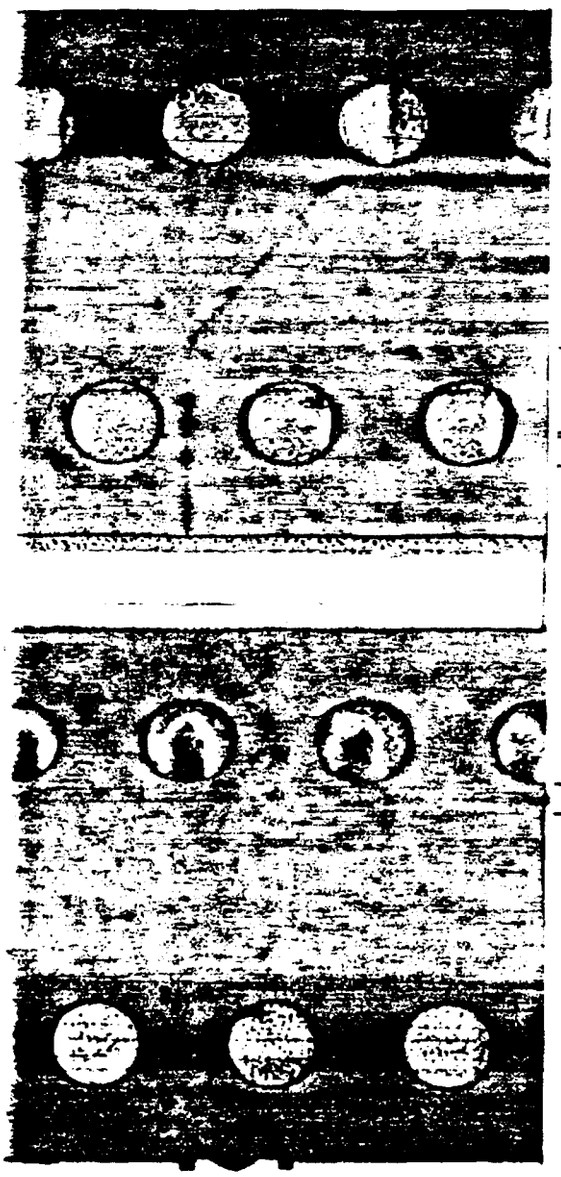
Subscribed and sworn to before me this 16th day of August, 1996.

Sara Coleman
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 10/20/99

9641 08/22 0101 03CHECK 186.60



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

RECEIVED OF _____

FOR _____ BOOK 10164 PG 78

| | | |
|---|---|---|
| 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 48000.00 |
| | | | | CON TX 177.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 186.60 |
| | | | | CHECK 186.60 |
| | | | 08/22/96 01 | 10:01 0001 9641 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0216987
IDENTIF. # REFERENCE

96 AUG 22 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1022198