54

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

BOOK 10188 PG 871

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **9th** day of **September, 1996** by and between

LABAN B. HILTON and REBA P. HILTON, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

ROBERT BRYSON and KIMBERLY BRYSON, HUSBAND AND WIFE ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 537 ON THE PLAN OF HERMITAGE HILLS, SECTION 5, AS OF RECORD IN BOOK 3300, PAGE 1 AND 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 537 FRONTS 77.2 FEET ON THE WESTERLY SIDE OF PLANTATION DR. AND RUNS BACK BETWEEN LINES 150 FEET ON THE SOUTHERLY SIDE LINE AND 153.49 FEET ON THE NORTHERLY SIDE LINE TO A LINE IN THE REAR MEASURING 90.3 FEET THEREON.

BEING ALL OF THE SAME PROPERTY CONVEYED TO LABAN B. HILTON AND WIFE, REBA P. HILTON BY DEED FROM DANIEL L. PAYNE AND WIFE, SUSAN A. PAYNE OF RECORD IN BOOK 9650 PAGE 365 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

7590 09/12 0101 03CHECK 327.20

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Laban B. Hilton
LABAN B. HILTON

Reba P. Hilton
REBA P. HILTON

96 SEP 12 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0224425
IDENTIF. ↑ REFERENCE

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LABAN B. HILTON and REBA P. HILTON, HUSBAND AND WIFE** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **September, 1996**.

Notary Public

Commission Expiration: 3/25/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$86,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

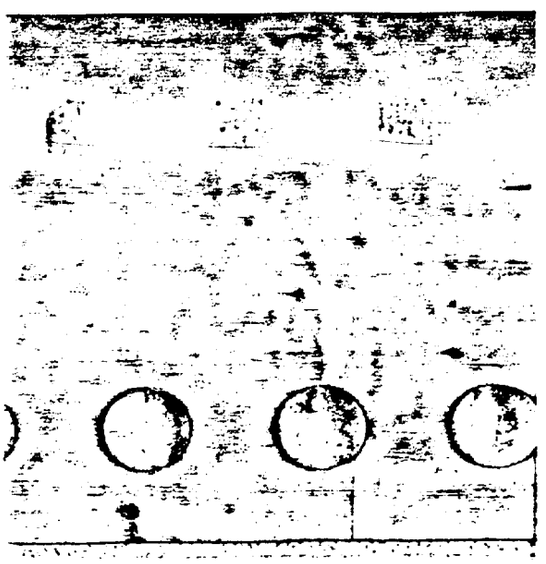
Subscribed and sworn to before me this **9th** day of **September, 1996**.

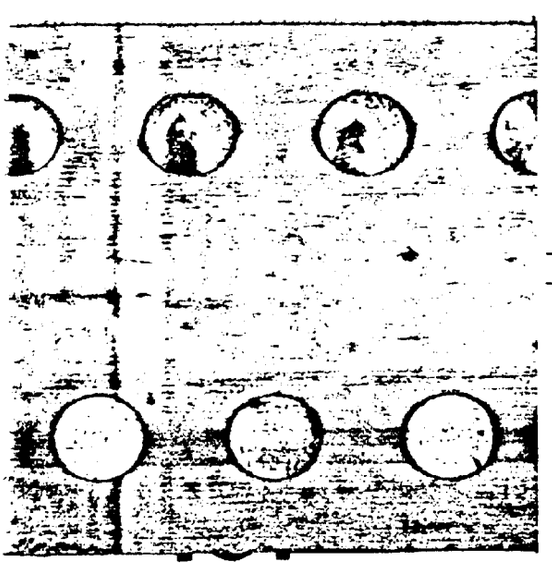
Notary Public

Commission Expiration: 3/25/99

NOTARY PUBLIC AT LARGE TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	ROBERT BRYSON KIMBERLY BRYSON 3818 PLANTATION DRIVE HERMITAGE, TN 37076	3818 PLANTATION DRIVE HERMITAGE, TN 37076 MAP PARCEL NUMBER 74-12-85





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

RECEIVED OF _____

FOR _____

BOOK 10188 PG 873

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 86000.00
				CON TX 318.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 327.20
				CHECK 327.20
09/12/96	01			10:42 0001 7590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0224425
IDENTIF. ← REFERENCE
96 SEP 12 AM 10: 34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1030046