0233273

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

95 OCT -4 PM 3:57

REGISTER

WARRANTY DEED

BOOK 10216 PG 920

Name and Address of New Owner: **Ronald L. Keith** **1406 Hawkins Street** **Nashville, Tennessee 37203**
Send Tax Bills To: **SunTrust Mortgage, Inc.** **P.O. Box 100100** **Atlanta, Georgia 30348**
Street Address of Subject Property: **Map-Parcel No:** **1406 Hawkins Street** **Map 93-13** **Nashville, Tennessee 37203** **Parcel 318.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GEORGE HILL, RICHARD J. SAWYERS, SR., LELA S. HILL, M. REGINA HILL, CONSTANCE MCCRARY, OLIVER B. SAWYERS, EMILY HILL-EDWARDS, HAROLD HILL, LENA PHILLIPS, IRISSA H. GRANT, BERNICE KEY, MARY JEAN HILL, JOSEPH HILL, MAXINE HILL, WALTER HILL, RALPH E. HILL, MILO HILL, THADDEUS HILL, JR. AND CEDRIC GRANNUM, A MINOR, THE FOREGOING CONSTITUTING ALL THE HEIRS AT LAW OF NORFLEET HILL, DECEASED,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **RONALD L. KEITH,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 39 in Sigler's Addition to Nashville, as of record in Plan Book 1, page 4, Chanery Court at Nashville.
>
> Said westerly half of Lot No. 39 fronts 50 feet on the north side of Hawkins Street and runs back between parallel lines 205 feet to a 20 foot alley.
>
> Being the same property conveyed to Norfleet Hill and wife, Essie Mai Hill, by deed from Nettie W. Hutchison, of record in Book 2437, page 99, Register's Office for Davidson County, Tennessee. The said Norfleet Hill and wife, Essie Mai Hill both being deceased, she having predeceased him, and the property now being vested in the Heirs-at-Law of Norfleet Hill, deceased.

Schonita Gordon is executing this deed on behalf of the above named Heirs at Law of Norfleet Hill pursuant to Specific Powers of Attorney which have been recorded simultaneously herewith.

Schonita Gordon, Administratrix of the Estate of Norfleet Hill is executing this deed on behalf of Cedric Grannum, a minor, pursuant to a certain Order of the Probate Court No. 95P-1635, of record in Minute Book 409, page 116, Probate Court for Davidson County, Tennessee and further recorded in Book 10216, page 917, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1996 Metropolitan Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Plan Book 1, page 4, Chancery Court at Nashville, Tennessee;

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 3rd day of October, 1996.

George Hill by Schonita Gordon attorney in fact.
GEORGE HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Richard J. Sawyers Sr. by Schonita Gordon a Horney in fact
RICHARD J. SAWYERS, SR. BY SCHONITA GORDON AS ATTORNEY IN FACT

Lela S. Hill by Schonita Gordon attorney in fact.
LELA S. HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

M. Regina Hill by Schonita Gordon attorney in fact.
M. REGINA HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Constance McCrary by Schonita Gordon attorney in fact
CONSTANCE MCCRARY BY SCHONITA GORDON AS ATTORNEY IN FACT

Oliver B. Sanders by Schonita Gordon attorney in fact
OLIVER B. SANDERS BY SCHONITA GORDON AS ATTORNEY IN FACT

Emily Hill-Edwards by Schonita Gordon attorney in fact.
EMILY HILL-EDWARDS BY SCHONITA GORDON AS ATTORNEY IN FACT

Harold Hill by Schonita Gordon attorney in fact.
HAROLD HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Lena Phillips by Schonita Gordon attorney in fact
LENA PHILLIPS BY SCHONITA GORDON AS ATTORNEY IN FACT

Irissa H. Grant by Schonita Gordon attorney in fact.
IRISSA H. GRANT BY SCHONITA GORDON AS ATTORNEY IN FACT

Bernice Key by Schonita Gordon attorney in fact.
BERNICE KEY BY SCHONITA GORDON AS ATTORNEY IN FACT

Mary Jean Hill by Schonita Gordon attorney in fact.
MARY JEAN HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Joseph Hill by Schonita Gordon attorney in fact.
JOSEPH HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Maxine Hill by Schonita Gordon attorney in fact.
MAXINE HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Walter Hill by Schonita Gordon attorney in fact.
WALTER HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Ralph E. Hill by Schonita Gordon attorney in fact.
RALPH E. HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Milo Hill by Schonita Gordon attorney in fact.
MILO HILL BY SCHONITA GORDON AS ATTORNEY IN FACT

Thaddeus Hill Jr. by Schonita Gordon attorney in fact.
THADDEUS HILL, JR. BY SCHONITA GORDON AS ATTORNEY IN FACT

Cedric Grannum by Schonita Gordon attorney in fact.
CEDRIC GRANNUM BY SCHONITA GORDON, ADMINISTRATRIX OF THE ESTATE OF NORFLEET HILL

FBI - U.S. DEPARTMENT OF JUSTICE 248.25

BOOK 10213 PG 923

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersiged, a Notary Public in and for said County and State, the within named Schonita Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged thats he executed the within instrument on behalf of George Hill, Richard J. Sawyers, Sr., Lela S. Hill, M. Regina Hill, Constance McCrary, Oliver B. Sawyers, Emily Hill-Edwards, Harold Hill, Lena Phillips, Irissa H. Grant, Bernice Key, Mary Jean Hill, Joseph Hill, Maxine Hill, Walter Hill, Ralph E. Hill, Milo Hill and Thaddeus Hill, Jr. as their Attorney-in-Fact, as the free act and deed of the within named George Hill, Richard J. Sawyers, Sr., Lela S. Hill, M. Regina Hill, Constance McCrary, Oliver B. Sawyers, Emily Hill-Edwards, Harold Hill, Lena Phillips, Irissa H. Grant, Bernice Key, Mary Jean Hill, Joseph Hill, Maxine Hill, Walter Hill, Ralph E. Hill, Milo Hill and Thaddeus Hill, Jr.

Witness my hand this 3rd day of October, 1996.

Notary Public

My Commission Expires: 7/26/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersiged, a Notary Public in and for said County and State, the within named Schonita Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Cedric Grannum, a minor, as Administratrix of the Estate of Norfleet Hill.

Witness my hand this 3rd day of October, 1996.

Notary Public

My Commission Expires: 7/26/97

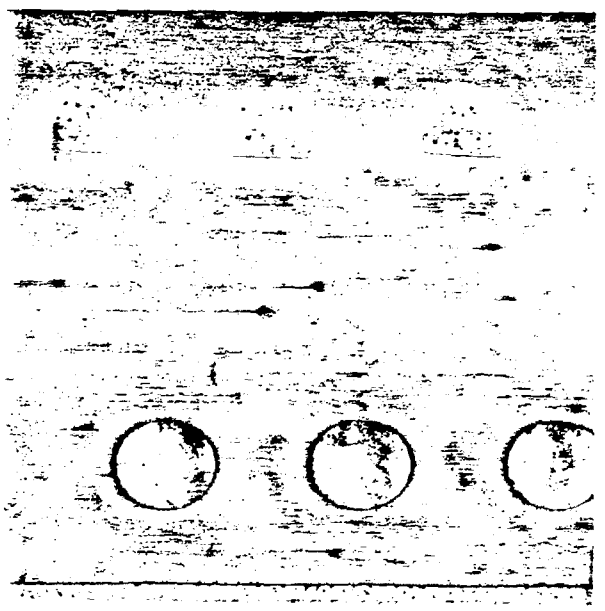
STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

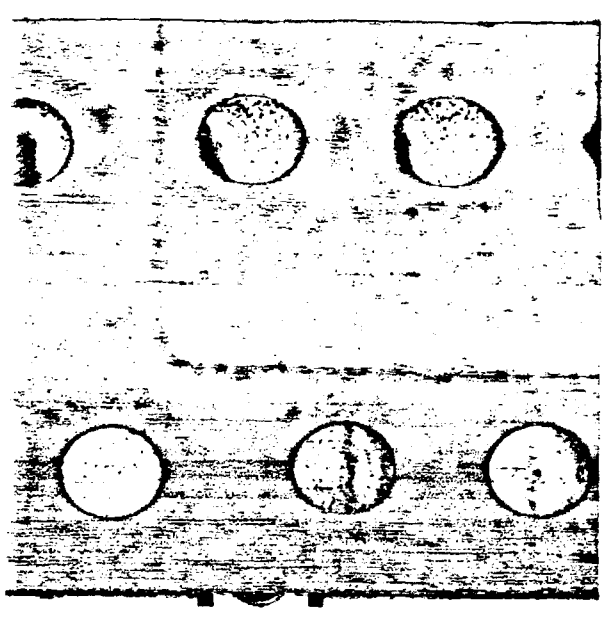
The actual consideration or value whichever is greater, for this transfer is $62,500.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of October, 1996.

NOTARY PUBLIC
My commission expires: 7/26/97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10216 PG 924

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 62500.00
				CON TX 231.25
				PRFEE 1.00
				MDEED 16.00
				TOTAL 248.25
				CHECK 248.25
				10/04/96 01 16:01 0001 6988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02333273
IDENTIF. A REFERENCE

96 OCT -4 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074060

No. [redacted]