0260631 56

BOOK 10307 PG 404 IDENTIF. & REFERENCE

WARRANTY DEED

96 DEC 31 PM 4:17

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

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

THIS INDENTURE, made and entered into as of the **20th** day of **December, 1996** by and between

ROBERT E. LAIR, AN UNMARRIED MAN ,

hereinafter referred to as Grantor, and

DANA L. HILL, AN UNMARRIED WOMAN ,

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:

BEING LOT NO. 263, SECTION 3 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY OF RECORD IN BOOK 5200 PAGE 268 AND 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. LAIR, AN UNMARRIED PERSON BY DEED FROM GLORIA D. BETTY, AN UNMARRIED PERSON OF RECORD IN BOOK 10003 PAGE 804 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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, his/her 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.

Robert E. Lair

ROBERT E. LAIR

BOOK 10307 PG 405

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT E. LAIR, AN UNMARRIED MAN** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of **December, 1996.**

Notary Public

Commission Expiration: 3/25/99

EDDY LEE 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 **$107,000.00**, 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 **20th** day of **December, 1996.**

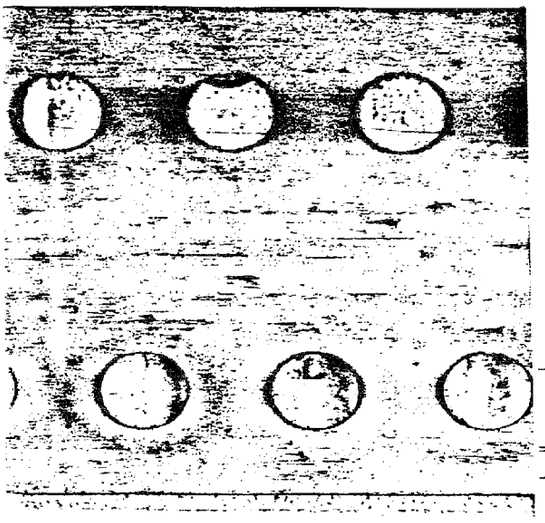
Notary Public

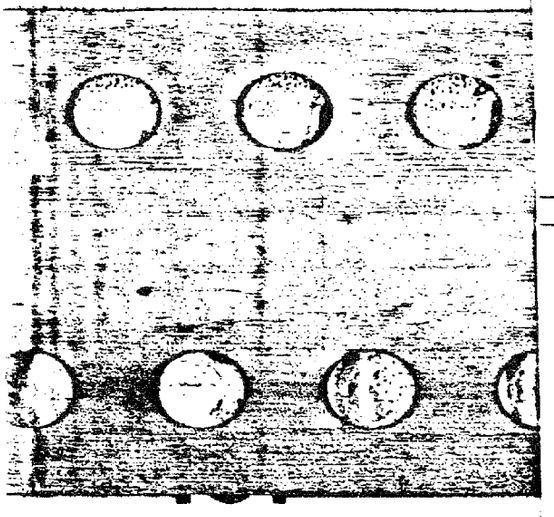
Commission Expiration: 3/25/99

EDDY LEE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	DANA L. HILL 3033 TOWNE VALLEY ROAD ANTIOCH, TN 37013	3033 TOWNE VALLEY ROAD ANTIOCH, TN 37013 MAP PARCEL NUMBER 150-10-85

1669 12/31 0101 03CHECK 404.50





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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 406

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	
				107000.00
			CON TX	395.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	404.90
			CHECK	404.90
12/31/96		01	16:16 0001	1069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260631 IDENTIF. # REFERENCE

96 DEC 31 PM 4:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1103620