BOOK 10394 PG 42

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER OF THE THIS TRANSFER IS $ 70,000.00

Leonard C. Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 97

NOTARY PUBLIC AT LARGE IN DAVIDSON COUNTY, TN
Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

N0297-091L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard C. Hill (NAME)	SunTrust Bank, Nashville N.A. (NAME)	60-2
3121 Richmond Hill Drive (ADDRESS)	Post Office Box 305110 (ADDRESS)	93
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mildred K. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard C. Hill, a married person

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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 63 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, page 119 and 120, Register's Office for said County.

Said Lot No. 63 fronts 72 fet on the southerly side of Richmond Hills Drive, and extends back 135 feet on the westerly line and 133.6 feet on the easterly line, to a line in the rear on which it measures 72 feet.

Being the same property conveyed to Mildred K. James, unmarried by deed from Pacesetter Homes, Inc. as of record in Book 3286, page 277, Register's Office for Davidson County, Tennessee.

97 MAR 27 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0287868

unimproved ( )
This is improved (X) property, known as 3121 Richmond Hill Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of March 19 97

Mildred K. James by Vicki Barrett Attorney-in-Fact

Mildred K. James by Vicki Barrett, Attorney-in-Fact pursuant to Power of Attorney of record in Book 10394, page 40, Register's Office for Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____.

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Toni J. Eason, a Notary Public in and for said County and State, the within named Vicki Barrett, Attorney-in-Fact for Mildred K. James, the bargainor, with whom I am personally acquanited or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Mildred K. James as her Attorney-in-Fact for the purposes therein contained.

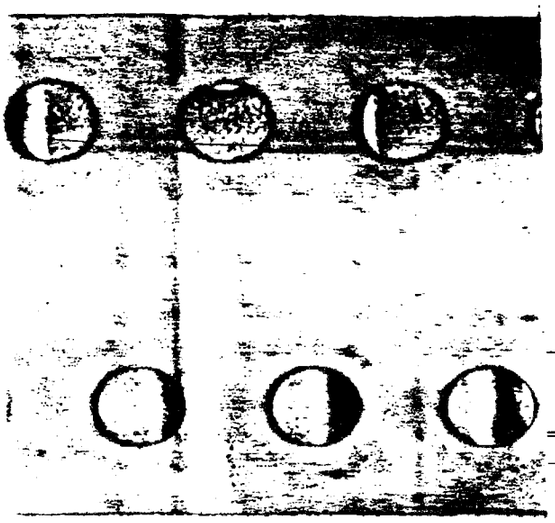
Witness my hand and official seal this 12th day of March, 1997.

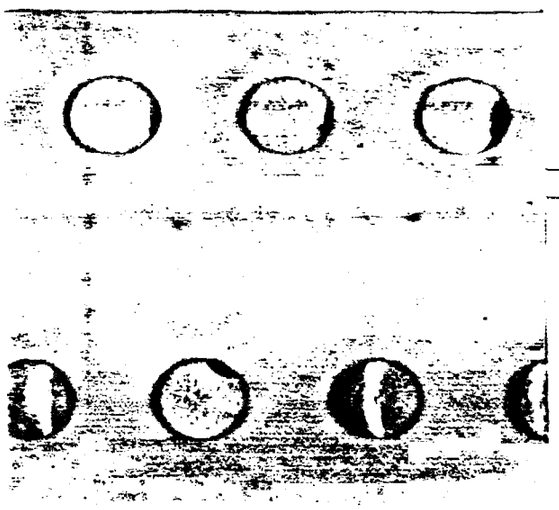
TONI J. EASON-NOTARY PUBLIC

TONI J. EASON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN

My Commission Expires:
January 27, 2001

2313 03/27 0101 03:[illegible]





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10394 PG 44

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

CAPT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

03/27/97 01 12:19 0001 2313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287868

IDENTIF. ↑ REFERENCE

97 MAR 27 PM 12:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1132599