OFF REC

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BOOK 10503 PG 723

Box 2

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,295.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF June, 1997

NOTARY PUBLIC

My Commission expires: 8-28-98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME , ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
THOMAS & ASSOCIATES, INC. (NAME)	SAME (NAME)	60-53
PO Box 340 (ADDRESS)	(ADDRESS)	60-54
Lavergne TN 37086 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN T. HILL

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

THOMAS & ASSOCIATES, INC.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

6733 06/24 0101 03CHECK 313.80

03191175
IDENTIF. ↑ REFERENCE

97 JUN 24 PM 1:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

unimproved (XX)
This is improved ( ) property, known as Ben Allen Road - Nashville, TN 37207
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **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 24th day of June, 19 97.

JOHN T. HILL

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFF REC

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10503 PG 724

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN T. HILL

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of June, 1997.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

OFF REC

Tract 1:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being a part of the tract of land known as Maplewood, and being part of Lot No. 4 on the Plan of William Phillips' Land, as of record in Book 57, page 21, Register's Office for said County, described according to a copy of a survey thereof made December 20, 1922, by Erle Drake, County Surveyor, as follows: Beginning at a point in the center of a road leading from the Dickerson Turnpike to the Gallatin Turnpike, known as Ben Allen Road, or Lane, at the northeast corner of the tract of land conveyed to C.A. Sowell and wife, by deed from Alex Perry and wife, of record in Book 613, page 107, said Register's Office, being the northwest corner of the lands belonging to D.H. Thompson; thence with the line between said tract of land south 5 deg. west 1330 feet to a rock; thence north 87 deg. west 788 feet to a rock; thence north 5 deg east 202 feet to a rock, thence south 87 deg. east 453 feet to a stake; thence north 5 deg. east 1034 feet to the center of the Ben Allen Road; thence with the center of the same north 69 1/2 east 264 feet, north 88 1/2 deg. east 82 feet to the point of beginning, containing 12 acres, more or less.

Being the same property conveyed to John T. Hill by deed from Mildred Thompson Espy, of record in Book 8337 page 992, Register's Office for Davidson County, Tennessee.

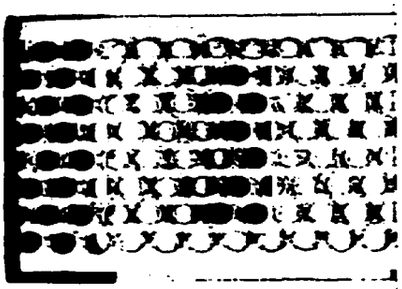
Tract 2:

Land in the 12th Civil District of Davidson County, Tennessee, being "part of the Maplewood land", being south of the road leading through the Maplewood land from the Dickerson Pike to the Gallatin Pike, known as the Ben Allen Road .

Beginning at the northwest corner of a tract of land deeded by D.H. Thompson and wife, Beulah B. Thompson to Mildred Thompson Hill, by deed dated September 24, 1955, recorded in Book 2452, page 507, Register's Office, Davidson County, Tennessee, at a point in the center of Ben Allen Road, thence running N 88 1/2 deg east 150 feet, with the center of Ben Allen Road to a point; thence S 5 deg. W 225 feet to a point; thence south 88 1/2 west 150 feet to a point in the western boundary of D.H. Thompson and wife, Beulah B. Thompson, land, of which this is a part; thence with this western boundary N 5 deg E 225 feet to the center of Ben Allen Road, being the beginning.

Being the same property conveyed to John T. Hill by deed from Mildred Thompson Espy, of record in Book 8635, page 948, Register's Office for Davidson County, Tennessee.

OFF REC



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

RECEIVED OF _____ BOOK 10503 PG 726

FOR _____

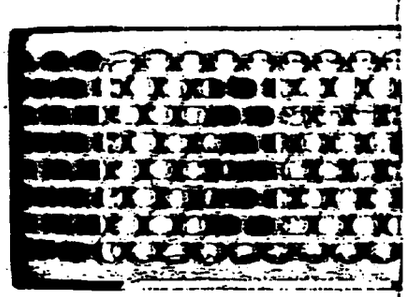
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 81295.00
CON TX 300.80
PRFEE 1.00
WDEED 12.00
TOTAL 313.80
CHECK 313.80

06/24/97 01 13:38 0001 6733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03191175
IDENTIF. ↑ REFERENCE

97 JUN 24 PM 1:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166562