506

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P O. BOX 190676
NASHVILLE, TN 37219-0676

PREPARED BY:

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Joe L. Holland 132 Thistle Lane Hermitage, Tn. 37076	SunTrust Bank, Nashville, N.A. P. O. Box 305110 Nashville, TN 37230-5110	Map 86-14-A Par. 132

BOOK 11511 PG 593

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $69,500.00.

Affiant

Sworn and subscribed before me, this 26 day of June, 1997.

Notary Public

Commission Expires:
Sept 23, 2000

Y229 07/01 0101 03CHECK 266.15

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, J. ELAINE COPELAND GILLIS, previously J. ELAINE COPELAND, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto JOE L. HOLLAND, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Being Unit No. 132 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, page 507, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to J. Elaine Copeland by Warranty Deed from Thomas W. Grumke and Jane Barry-Grumke of record in Book 6266, page 190, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

(1) Said premises are restricted by all of the requirements conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings including the rights and interest of other lot owners within Hermitage Meadows and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage, all as contained in Declaration of Covenants, Conditions and Restrictions recorded in Book 6034, page 365, of the Register's Office of Davidson County, Tennessee, which instrument is included in this deed by reference and made a part hereof the same as though copied herein verbatim.

(2) Easements and minimum building setback lines, conditions of the owner's certificate, dedication of common areas, and all other matters as shown on the plan

of Hermitage Meadows Subdivision, Stage One, as is of record in Book 5200, page 507, Register's Office for Davidson County, Tennessee. BOOK 10511 PG 594

(3) The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public or upon any walkway, parks, playgrounds or other common property and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage One) as vested in Hermitage Meadows Homeowners Association for the common enjoyment of all members of said association.

(4) Easements for sanitary sewers and water lines granted Cumberland Utility District

(5) Taxes for the current year which have been assumed by the Grantee herein.

(6) The terms, conditions, powers, limitations, and purposes as contained in the Articles of Incorporation of Hermitage Meadows Homeowners Association as of record in Book 6034, page 376, Register's Office for Davidson County, Tennessee and the By-Laws of the Hermitage Meadows Homeowners Association which are of record in Book 6034, page 383, Register's Office for Davidson County, Tennessee.

(7) Warranty deeds which dedicate common areas to Hermitage Meadows Homeowners Association as of record in Book 6158, page 931, and Book 6209, page 548, Register's Office for Davidson County, Tennessee.

This is improved property known as 132 Thistle Lane, Hermitage, Tennessee 37076.

Angus Gillis, III, husband of J. Elaine Copeland Gillis, joins in this conveyance for the purpose of conveying any marital rights which he might have in said property.

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, successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth.

Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of June, 1997.

J. Elaine Copeland Gillis

J. Elaine Copeland Gillis

Angus Gillis, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, R. L. Moore, a Notary Public in and for said County and State, the within named J. Elaine Copeland Gillis, and husband, Angus Gillis, III, the 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 purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of June, 1997

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

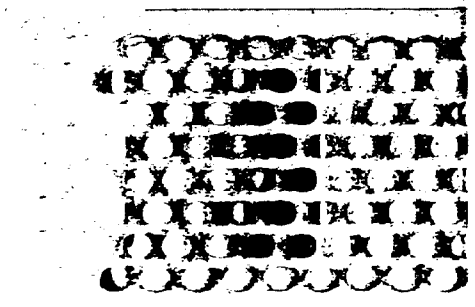
Notary Public

Commission Expires: Sept 23, 2000

ag:cope wd

97 JUL -1 AM 8:11
HARVEY BURGESS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
032 1490



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

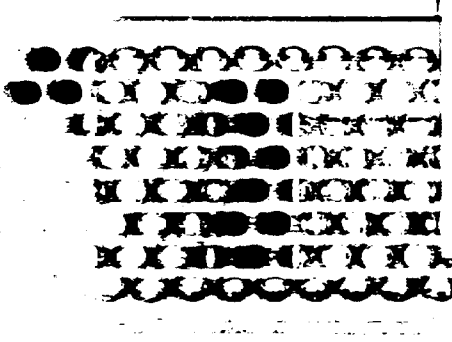
FOR _____

BOOK 10511 PG 595

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 69500.00	
			CON TX 257.15	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 266.15	
			CHECK 266.15	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9229



03214 90

IDENTIF. ↑ REFERENCE

97 JUL -1 AM 8:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1168817