Pr 14A
11612-1

This Instrument Prepared By:
Broker's Escrow Services, Inc.
207 Donelson Pike
Nashville, Tennessee 37214

BOOK 10592 PG 698

ADDRESS NEW OWNER:
JAMES C. BILBREY, JR., and CINDY W. BILBREY
303 Kent Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
To New Owner

MORTGAGEE:

MAP	**96**
GROUP	**90**
PARCEL	**118**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SANDRA WYNNE HARTMAN, Executrix of THE ESTATE OF HUGH GILBERT DOUGLAS, SR., (Probate No. 97P1190, Davidson County, Tennessee)**, hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **JAMES C. BILBREY, JR. and wife, CINDY W. BILBREY**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Donelson Heights of record in Plat Book 1424, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Hugh Gilbert Douglas and wife, Alice M. Douglas by deed from H. S. Hearne and wife, Catherine B. Hearne of record in Book 2273, Page 131, Register's Office for Davidson County, Tennessee. Alice Elizabeth Douglas having predeceased her husband on June 9, 1997, a resident of Davidson County, Tennessee, leaving Hugh Gilbert Douglas, Sr., as sole owner by right of survivorship. Hugh Gilbert Douglas, Sr. having died a single man of June 28, 1997, testate, a resident of Davidson County, (Probate No. 97P1190). Said Will directs the real property owned by decedent to include his probate estate and sold by the Executrix, Sandra Wynne Hartman.

This is improved property known as 303 Kent Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants contained in the instrument of record in Book 1334, Page 453; Register's Office for Davidson County, Tennessee.

2. Subject to all applicable zoning, planning and health department rules and regulations that affect the premises.

3. Protective Covenants contained in the instrument of record in Book 1537, Page 481, Register's Office for Davidson County, Tennessee.

4. Setback line, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee.

5. SAID REAL PROPERTY IS SOLD "AS IS" WITHOUT WARRANTIES EXPRESSED OR IMPLIED.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind itself, its heirs and assigns, 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.

BOOK 10592 PG 699

WITNESS our hands this the 29th day of August, 1997.

THE ESTATE OF HUGH GILBERT DOUGLAS, SR.

By: Sandra Wynne Hartman
SANDRA WYNNE HARTMAN, as Executrix

RECEIVED FOR RECORD DAVIDSON CO. TN. REGISTER 97 SEP -3 PM 12:50

IDENTIF. & REFERENCE 03442 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, SANDRA WYNNE HARTMAN, the Executrix for THE ESTATE OF HUGH GILBERT DOUGLAS, SR. , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 1997.

Charlotte L. Rhodes
NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $72,000.00.

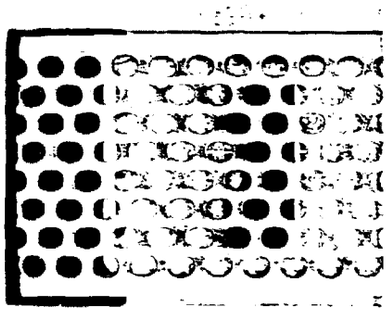
Sandra Wynne Hartman
AFFIANT

Subscribed and sworn to before me on this 29th day of August, 1997.

Charlotte L. Rhodes
NOTARY PUBLIC

My Commission Expires: 1/27/2001

4052 08/03 0101 03CHECK 275.40



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

RECEIVED OF _____

FOR _____

BOOK 10592 PG 700

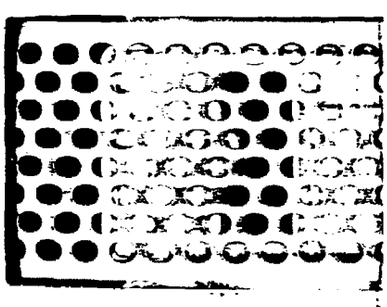
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

09/03/97 01 12:48 0001 4052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344247
IDENTIF. # REFERENCE

97 SEP -3 PM 12:50

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

No. 1193532