Bx =
Cav

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James C. Ward, Jr. and wife, Caroline Hilton Ward 231 Deer Park Circle Nashville, TN 37205	Map/Parcel 116-10-59	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Candee Hilton, Executor of the Estate of Cecelia C. Hilton, Deceased,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **James C. Ward, Jr. and wife, Caroline Hilton Ward,** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Easement for Sanitary Sewer of record in Book 5786, page 957, said Register's Office.

This is improved property, known as **231 Deer Park Circle, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $493,500.00.

Caroline Hilton Ward
Affiant

Subscribed and sworn to before me this 26 day of September, 1997.

Carol A Wilson
Notary Public
My Commission Expires: 9-23-01

NOTARY PUBLIC AT LARGE OF TENNESSEE

0441944.01
043260-001 09/25/97

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of September, 1997.

Robert Candee Hilton, executor

Robert Candee Hilton, Executor of the Estate of Cecelia C. Hilton, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Candee Hilton, Executor of the Estate of Cecelia C. Hilton, Deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 26 day of September, 1997.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 9-23-00

0441944.01
043260-001 09/25/97

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being the westerly 75 feet of the northerly half of Lot 32 and the easterly 75 feet of the northerly half of Lot 31 on the Plan of A.M. Bransford's Subdivision of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision, recorded in Book 421, page 139, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Deer Park Circle 25 feet west of the northeast corner of said Lot 32, and running thence in a southerly direction parallel with the easterly margin of said Lot 32, 180 feet, more or less, to a point; thence in a westerly direction 150 feet, more or less, to an iron pin; thence in a northerly direction 187.3 feet, more or less to a point in the south margin of Deer Park Circle, and thence with the south margin of said Deer Park Circle 150 feet, more or less, to the beginning.

Being the same property conveyed to Robert C. Hilton and wife, Cecelia C. Hilton by deed from E. H. Blair and wife, Rachel Huff Blair of record in Book 4000, page 215, Register's Office for said County, the said Robert C. Hilton having predeceased Cecelia C. Hilton and the said Cecelia C. Hilton having since died. The Will of Cecelia C. Hilton of record in Will Book 214, page 524, Davidson County Probate Court Clerk's Office appoints Robert Candee Hilton as Executor.

0352682
IDENTIF. & REFERENCE
97 SEP 26 AM 11:14
REGISTER
DAVIDSON COUNTY, TN.
3697 09/26 0101 03CHECK 1838-

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10622 PG 747

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 493500.00

CON TX 1825.95

PRFEE 1.00

WDEED 12.00

TOTAL 1838.95

CHECK 1838.95

09/26/97 01 11:12 0001 3097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0352682 IDENTIF. # REFERENCE

97 SEP 25 AM 11:14

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

No. 1202474