Box 17

BOOK 10796 PG 331

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC (AFFIX SEAL) DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy A. Hill (NAME)	same (NAME)	MAP 81-11
2680H Old Lebanon Dirt Road (ADDRESS)	(ADDRESS)	PARCELS 586 and
Mt. Juliet, TN 37122-3478 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	587

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, Realty & Investment Solutions, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Hill and wife, Romney S. Hill

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:

Being the northerly one-half and the southerly one-half of Lot No. 173 on the Plan of D. T. McGavock's Addition of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said northerly one-half and southerly one-half front together 50 feet on the westerly side of 12th Avenue North (formerly Florence Street) and extends back between parallel lines 154 feet to an alley in the rear.

Being the same property conveyed to Realty & Investment Solutions, LLC by deed from Jeffrey L. Hale of record in Book 10607, page 39, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1535 & 1537 12th Avenue North, Nashville, TN 37208
(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 February 19 98

Realty & Investment Solutions, LLC
By: Carolyn Sue Puckett, Mgr
Carolyn Sue Puckett, Manager

STATE OF TENNESSEE
COUNTY OF

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Carolyn Sue Puckett and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager and _____ respectively of the Realty & Investment Solutions the within named bargainor, and corporation, and that he as such Manager 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 Carolyn Sue Puckett as such Manager, and attesting the same by the said _____ as such _____.

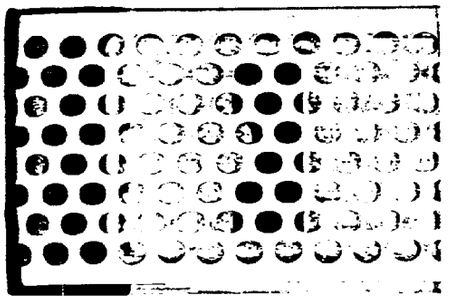
Witness my hand and official seal at office at Nashville, TN 37211 on this the 12th day of February 1998 .

My commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

04011169
IDENTIF. → REFERENCE
98FEB17 PM 1:07
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN
3927 02/17 0101 03CHECK 31



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

RECEIVED OF _____

FOR _____

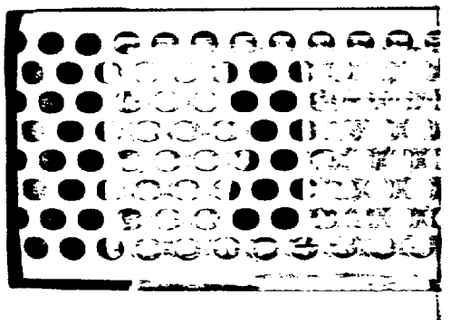
BOOK 10796 PG 333

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

DAMT	6000.00
CON TX	22.20
PRFEE	1.00
WDEED	8.00
TOTAL	31.20
CHECK	31.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0401169
IDENTIF. ↑ REFERENCE

98FEB 17 PM 1:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1254437