mail

THIS INSTRUMENT PREPARED BY:
BOTTORFF, KAVIN & COOK, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

WARRANTY DEED

BOOK 10805 PG 308

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
M/M Christopher G. Hill 627 Oakley Drive Nashville, Tennessee 37220	Same	160-3-12

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $132,500.00.

Affiant

Subscribed and sworn to before me this 20th day of February, 1998.

Notary Public

My Commission Expires: 12/18/2000

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FOR AND IN CONSIDERATION of ONE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED DOLLARS ($132,500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CLELLON LOVEALL, JUDY LITTLE AND LINDA WACHALA, heirs of Blanche Mavis Loveall, deceased** ("Grantors"), by these presents, do hereby transfer, sell and convey to **CHRISTOPHER G. HILL AND WIFE, DEBORAH R. HILL,** ("Grantees"), their heirs, and assigns, all of their right, title and interest in a certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Haileywood Estates, Section V, of record in Book 2330, page 74, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Clellon R. Loveall and wife, Blanche T. Loveall by deed from William L. Martin and wife, Elizabeth B. Martin of record in Book 2997, page 430, Register's Office, Davidson County, Tennessee; the said Clellon R. Loveall having since died and the said Blanche T. Loveall having subsequently died. Her will is of record in the Probate Court for Davidson County, Tennessee, Docket No. 98P-74, by which instrument the property herein was conveyed to her heirs.

This is improved property known as 627 Oakley Drive, Nashville, Tennessee 37220

JANE LOVEALL, SPOUSE OF CLELLON LOVEALL, RHEA LITTLE, JR., SPOUSE OF JUDY LITTLE, AND MICHAEL WACHALA, SPOUSE OF LINDA WACHALA, HEREBY JOIN IN THE EXECUTION OF THIS WARRANTY DEED FOR THE PURPOSE OF CONVEYING ANY MARITAL RIGHTS THEY MAY HAVE IN AND TO SUBJECT REAL ESTATE.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Christopher G. Hill and wife, Deborah R. Hill, their heirs and assigns, forever.

AND Grantors do hereby covenant with Christopher G. Hill and wife, Deborah R. Hill that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to Christopher G. Hill and wife, Deborah R. Hill, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 20th day of February, 1998.

GRANTORS:

Clellon Loveall
CLELLON LOVEALL

Jane Loveall
JANE LOVEALL

Judy Little
JUDY LITTLE

Rhea Little, Jr.
RHEA LITTLE, JR.

Linda Wachala
LINDA WACHALA

Michael Wachala
MICHAEL WACHALA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public for the State and County aforesaid, personally appeared CLELLON LOVEALL AND WIFE, JANE LOVEALL, JUDY LITTLE AND HUSBAND, RHEA LITTLE, JR. AND LINDA WACHALA AND HUSBAND, MICHAEL WACHALA, to me known or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument, and acknowledged that it was executed as their free act and deed.

Witness my hand and seal this 20th day of February, 1998.

Notary Public

My Commission Expires:
Dec 18 2000

NOTARY PUBLIC AT LARGE WILLIAMSON CO TENN

6603 02/23 0101 03CHECK 499.

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98 FEB 23 PM 2:39

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

RECEIVED OF _____

FOR _____

BOOK 10805 PG 310

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

CART
132500.00
CON TX 490.25
PRFEE 1.00
WDEED 8.00
TOTAL 499.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 499.25

02/23/98 01 14:38 0001 6603

0403698
IDENTIF. # REFERENCE

98 FEB 23 PM 2:39

No. 1257085