BOOK 10812 PG 50

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

Eddie Hill Jr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 27th DAY OF February, 1998.

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY

Eddie Hill,Jr.- 720-Lena Street- Nashville, Tenn. 37208

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gwendolyn Hill (NAME)	SAME (NAME)	92-6,Par 534
264-06 73rd Avenue (ADDRESS)	(ADDRESS)	
Glen Oaks, New York, 11004 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

EDDIE HILL JR. and wife LILLIAN B. HILL

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

GWENDOLYN HILL

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Being Lot #31 on the plan of Roth's subdivision of Lot #22 in DR. BOYD'S McNairy's Addition to Nashville, of record in Book 57, page 147, RODC,Tennessee.

Said Lot #31 fronts fifty (50) feet on the Southerly side of 27th Avenue North, sometimes called LENA STREET, and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to EDDIE HILL and Wife, LILLIAN B. HILL, by deed from HURAL JOHNSON and WIFE, RUTH E. JOHNSON, dated February 1, 1955 of record in book 2343,page 16, RODC, Tennessee.

(The GRANTEES (GWENDOLY HILL will ASSUME the present MORTGAGE of $ 15,000.00 payable to SUNTRUST BANK, Nashville, Tennessee.)

unimproved ( )
This is improved (X) property, known as 720-Lena Street (House Number) (Street), Nashville (City), Tennessee (State), 37208 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26th day of February, 1998.

Eddie Hill Jr.
EDDIE HILL JR.

Lillian B. Hill
LILLIAN B. HILL

0405378

REFERENCE

INDIVIDUAL ACKNOWLEDGMENTS:

98 FEB 26 PM 3:05
MAIL ENV.

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Eddie Hill Jr. , and wife, Lillian B. Hill _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 27th day of February, 1998.

My Commission expires:
November 27, 1999

H. E. O
Notary Public

STATE OF TENNESSEE }
County of }

BOOK 10812 PG 51

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,400.00

Eddie Hill Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Feb 19 98.

B. Edwards
Deputy Register

RECORDED 98 FEB 26 0101 CHECK

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10812 PG 52

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 17400.00
CON TX 64.38
PRFEE 1.00
WDEED 8.00
TOTAL 73.38
CHECK 73.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 8382

98 FEB 26 PM 3:05

0405378
IDENTIFICATION REFERENCE

No. 1258842