BOOK 10912 PG 940

184

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **April, 1998** between JAMES O. HILL and AUDREY J. HILL, HUSBAND AND WIFE, GRANTORs, and JAMES M. HUNTER and RUBY LYNN HUNTER, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES O. HILL and AUDREY J. HILL, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JAMES M. HUNTER and RUBY LYNN HUNTER, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2158 SANBORN DRIVE, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: James O. Hill
JAMES O. HILL Signature of Seller

Audrey J. Hill
AUDREY J. HILL

98 MAY -4 PM 12:53
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0432855

IDENTIFICATION REFERENCE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES O. HILL and AUDREY J. HILL, HUSBAND AND WIFE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **April, 1998.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

JAMES M. HUNTER and RUBY LYNN HUNTER, HUSBAND AND WIFE and
2158 Sanborn Dr.
Nashville, TN 37210

Property Address:

2158 SANBORN DRIVE
NASHVILLE, TN 37210

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
P.O. Box 10212
Van Nuys, Ca 91410-0212

Map & Parcel #: MAP 95-14, PARCEL 104

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$91,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James M. Hunter
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **April, 1998.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lot No. 217 on the Map of Elm Hill Acres, Section I, as of record in Book 2331, page 67, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to JAMES O. HILL and AUDREY J. HILL, HUSBAND AND WIFE, by Deed from DELPHA F. HILL, UNMARRIED, of record in Book 10250, page 286, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 95-14, PARCEL 104, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 802.37).

2. All matters as set forth on the Plan of record in Plat Book 2331, page 67, said Register's Office, which plan includes a 40-foot minimum building setback line from SANBORN DRIVE; a 10-foot public utility and drainage easement along the REAR lot line; and a 2.5' X 20' utility anchor easement on the southwest lot corner.

1932 05/04 0101 03CHECK 349.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 91000.00
				CON TX 336.70
				PRFEE 1.00
				MDEED 12.00
				TOTAL 349.70
				CHECK 349.70
			05/04/98 01	12:56 0001 1932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0432855
IDENTIF. # REFERENCE

98 MAY -4 PM 12:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1288006