# WARRANTY DEED

BOOK 10918 PG 985

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,900.00

Benita Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benita G. Hill | OWNER | MAP 141-15c |
| (NAME) | (NAME) | |
| 6861 River Ridge Drive | | PARCEL 63 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Bonnie K. Keen, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benita G. Hill, an unmarried person

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:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Rolling River Estates, Phase 10, as of record in Plan Book 6200, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel T. Keen and wife, Bonnie K. Keen by deed from Aleen Earps Builders, Inc. of record in Book 6729, page 426, Register's Office for Davidson County, Tennessee. The said Daniel Thomas Keen having since quitclaimed his interest to Bonnie K. Keen as of record in Book 8480, page 927, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 679; Book 4892, page 689; and Book 6298, page 934, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6200, page 53, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved ( X ) property, known as 6861 River Ridge Drive, Nashville, Tennessee 37221
(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 30th day of April 19 98

Bonnie K. Keen

Bonnie K. Keen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10918 PG 986

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie K. Keen, an unmarried person

the 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 and official seal at Franklin, Tennessee, this 30th day of April 19 98.

Commission expires 12-23-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3578 05/06 0101 03CHECK 585.83

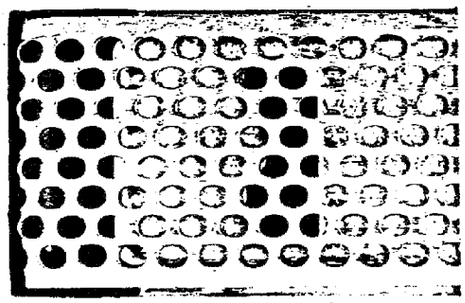
04344166

RECEIVED FOR REFERENCE

98 MAY -6 AM 10:41

WILLIAM A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 10918 PG 987

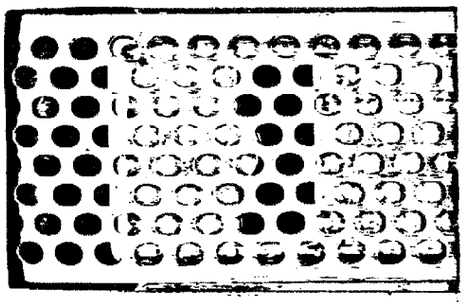
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
|---|---|---|
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 155900.00
CON TX 576.83
PRFEE 1.00
WDEED 8.00
TOTAL 585.83
CHECK 585.83

05/06/98 01 10:44 0001 3578

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0434466
IDENTIF. & REFERENCE
98 MAY -6 AM 10:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1289633