BOOK 10927 PG 563

WARRANTY DEED

Prepared by : G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, Tn., 37214, Sup. Ct. # 2343
From unverified information supplied by Grantor

Mail

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Marvin Rivera and Michael Paul Hite II 304 Windsor Green Court Antioch Tn 37013	Same	150-4-52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $150,000.00.

Mariea C. Hite
Affiant

Sworn to and subscribed before me on 5/11/98

John G. Doak
Notary Public

My Commission Expires 3/24/01

JOHN G. DOAK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of ($000.00) Dollars, cash and to make an in-family gift, Grantor, has this day bargained & sold, and does hereby transfer and convey unto Grantees, certain real estate located in Davidson County Tennessee.

Being Lot 551 on the plan of Kensington of Priest Lake, Section 1-B as of record in plat book 6250, page 150, Register's office for Davidson County Tennessee. And being the same real property conveyed to Grantor by deed from Jimmy C. Byrd and wife Linda L. Byrd as of record in book 10053 page 287 and by quitclaim deed from Joel D. Eidson of record in book 10663 page 982, RODC.

This is improved property, known as: 304 Windsor Green Court, Antioch TN 37013

TO HAVE AND TO HOLD a Life Estate in said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, Michael Paul Hite, II, and the remainder to Paul L. Hite, Jr., Paula H. Hough, and Herman G. Hite, and the survivor of them, equally; and I covenant that I am lawfully seized and possessed of said real estate, in fee simple, that I have the power to convey it and that the same is unencumbered, except for current taxes (which are not yet due or payable), and to any matters shown on the plat of record in the Registers Office For Davidson County, Tennessee; and,

Grantor further covenants and binds herself, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereby set my hand on 5/11/98.

Mariea C. Hite
Mariea C. Hite

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Grantor, Mariea C. Hite, the grantor, with whom I am personally acquainted or who satisfactorily identified herself to me, and did swear to and subscribe the same; and did acknowledge that she had executed the same as her own free act and deed and for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee this 5/11/98.

John G. Doak
Notary Public

My Commission Expires: 3/24/01

JOHN G. DOAK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0436836

IDENTIF. ↑ REFERENCE

98 MAY 12 AM 11:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6136 05/12 0101 03CHECK 564.00

BOOK 10927 PG 564

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

RECEIVED OF _____

FOR _____ BOOK 10927 PG 565

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	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00
05/12/98	01		11:46 0001	6136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436836
IDENTIF. ↑ REFERENCE

98 MAY 12 AM 11:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1292157