BOOK 11111 PAGE 446

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Romney Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Fred T. Bell, Attorney-at-Law, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Romney Hill (NAME) | Romney Hill @ (NAME) | 83-5-013.00 |
| 1033 Seymour Avenue (ADDRESS) | 2680 H Old Lebanon Dirt Rd (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Mt. Juliet, TN 37122 (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, First Bank & Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Romney Hill, married

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:

A tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situated and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being part of Lot 6, on the Plan of the division of the land of John Hobson, deceased, as of record in Minute Book "L", Page 363, Circuit Court for said County, being Lot No. 36 on the unrecorded plan of the subdivision of Lot No. 6, described according to a survey made by Blanchard and Parish Surveyors, September 3, 1937 as follows:

Beginning at a stake on the northerly margin of Seymour Avenue, at a point 183 feet West of the Southwest corner of Lot No. 14 on the Map of the subdivision of the land of the heirs of Sallie L. Johnson, as of record in Book 332, Page 164, Register's Office for said County, said point being the Southwest corner of the property conveyed to A.C. Farmer and wife, by deed from Charles Phillips and wife, of record in Book 1031, Page 433, said Register's Office; thence with the northerly margin of said Avenue westwardly 58 feet to the Southeast corner of the property conveyed to A.M. Reed and wife, by deed from Charles Phillips and wife, of record in Book 1046, Page 225, said Register's Office; thence with said Reed's easterly line northwardly 158 feet to the southerly margin of a proposed alley; thence with said alley eastwardly 58

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 1033 Seymour Avenue, Nashville, TN 37206
(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 7th day of August 19 98

First Bank & Trust
By: David B. Penuel
David B. Penuel, Sr. Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David B. Penuel and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Sr. Vice President and _____ respectively of the First Bank & Trust the within named bargainor, and corporation, and that he as such Sr. Vice President 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 David B. Penuel as such Sr. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Murfreesboro, Tennessee on this the 7th day of August 1998.

My commission expires August 20, 2000

CARRIE A. CAMERON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

feet to the Northwest corner of said Farmer lot; thence with said Farmer's westerly line southwardly 158 feet to the beginning. This legal description is the same as the previous deed of record.

Being the same property conveyed to David Major, Trustee(s) for First Bank & Trust by Substitute Trustee's Deed from Robert L. Callis, Substitute Trustee of record in Book 10740, Page 853, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

*It is fully understood by the Grantee (Romney Hill, married) that a letter from the Metropolitan Government of Nashville and Davidson County dated December 4, 1991 of record in Book 8506, Page 92, states that the property was found to be unfit for human habitation and was therefore condemned for reasons further described in the said Book 8506, Page 92, Register's Office for Davidson County, Tennessee; furthermore, the Grantee (Romney Hill, married) assumes all responsibility for the said property and improvements being conveyed and agrees to hold harmless, First Bank & Trust, Fred T. Bell, Attorney-at-Law, Cameron Escrow, LLC and First Bank & Trust from any liability regarding the improvements attached to and being conveyed with the said property.

*_____
Romney Hill, Grantee



0487593
IDENTIFICATION REFERENCE

98 SEP 14 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0502 09/14 0101 03CHECK 223.75

**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 57500.00
CON TX 212.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 223.75
CHECK 223.75

09/14/98 01 14:19 0001 0502

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

0487593
IDENTIFICATION REFERENCE

98 SEP 14 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1345893