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501

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September 19 98

_____
Notary Public

MY COMMISSION EXPIRES: 4-5-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil W. Francis III	The Community Bank	116-9-58
(NAME)	(NAME)	
5932 Long Meadow Road	4205 Hillsboro Road, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37027	
(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, The Estate of Beatrice C. Hiett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virgil W. Francis III and wife, Carole H. Francis

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. 353 on the Plan of Hillwood Estates, Section 14, as of record in Book 2900, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Beatrice C. Hiett by deed from Thomas W. Balls and wife, Alice M. Balls, of record in Book 4589, page 722, Register's Office for Davidson County, Tennessee. The said Beatrice C. Hiett having since died, property is now vested in Maymie Louise Zinkewicz, Anne Zinkewicz Ellenberg and Carol Ann Zinkewicz as devisees and under the will of Beatrice C. Hiett of record in Will Book 220, page 645, Probate Court Clerk's Office, Davidson County, Tennessee. Carol Anne Zinkewicz & Carol Zinkewicz are one and the same person.

98 SEP 30 AM 10:05
REGISTER
DAVIDSON COUNTY, TN.

0493850
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 5932 Long Meadow Road, Nashville, Tennessee 37205
(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 29th day of September 19 98

Edgar Jones Jr Executor
The Estate of Beatrice C. Hiett

Anne Zinkewicz Ellenberg
by Edgar Jones Jr
Anne Zinkewicz Ellenberg

Maymie Louise Zinkewicz
by Edgar Jones Jr
Maymie Louise Zinkewicz

Carol Zinkewicz
by Edgar Jones Jr
Carol Zinkewicz

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar Jones, Jr., Executor of the Estate of Beatrice C. Hiett

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of September 19 98

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), being authorized so to do, executed 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

STATE OF TENNESSEE
Davidson County

On this 29th day of September, 19 98, personally appeared before me, Edgar JOnes, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Anne Zinkewicz, Maymie Louise Zinkewicz & Carol Zinkewicz and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 29th day of September, 19 98.

Notary Public

My commission expires: 1-5-99

7152 09/30 0101 03CHECK 880.50

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	235000.00
			CON TX	869.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	880.50
			CHECK	880.50
09/30/98	01		10:07 0001	7152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493850
IDENTIF. # REFERENCE

98 SEP 30 AM 10:05

BILL BARRETT, REGISTER
DAVIDSON COUNTY, TN

No. 1352460