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0497140

IDENTIF. ↑ REFERENCE

PICK-UP

98 OCT -6 PM 4:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for transfer is

$16,000.00

Henry Hill, Jr.

Affiant

This instrument was prepared by:

Julian W. Blackshear, Jr.
208 Third Avenue North
Nashville, Tennessee 37201

Subscribed and sworn to before me on this

1st day of October 1998.

Jacqueline Ann Wiggins

NOTARY PUBLIC

My commission expires: March 25, 20[illegible]

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel 69-16-146
Henry Hill, Jr. 3401 North Hydes Ferry Rd. Nashville, Tennessee37218	SAME 101 Queens Lane Nashville, Tennessee 37218	0632 10/06 0101 03CHECK 70.20

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, Woodrow W. Coleman and wife, Ellen Snell Coleman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Henry Hill, Jr. and wife, Mary E. Hill hereinafter called the Grantee, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT ONE: Lot No. 2 on the map of Ashton Subdivision of L.M. Lewis Farm, of record in Book 421 at page 19, Register's Office for said County.

Being the same property conveyed to T.B. Snell by deed recorded in Book 1810, page 218, in said Register's Office. The said T.B. Snell died in January, 1962, a widower who had not remarried and intestate. The only person born tom or adopted by T.B. Snell is Ellen Snell Coleman.

TRACT TWO: That portion of Lot No. 50 on said Map which (1) lies within the boundaries of the property which was conveyed to T.B. Snell by deed from Woodrow Coleman and wife, Ellen Snell Coleman, recorded in Book 3157 at page 521, in said Register's Office, and (2) lies Southeast of the southwesterly extension of the line between Lots Nos. 1 and 2 on said Map.

Being the same property conveyed to T.B. Snell by deed recorded in Book 3157, page 521 in said Register's Office , excepting that portion conveyed to Lillian B. Agee and husband, Van H. Agee recorded in Book 7698, page 195, in said Register's Office. The said T.B. Snell died in January, 1962, a widower who had not remarried and intestate. The only person born to or adopted by T.B. Snell is Ellen Snell Coleman

This conveyance is made subject to:

1. 1998 taxes, which have been prorated and assumed by Grantee.

2. Agreement for Dedication of Easement contained in instrument of record in Book 3983,

Page 82, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book 421, Page 19, Register's Office for

said County.

This is *unimproved* property known as 3401 Hydes Ferry Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, theirs heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee,their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of Oct., 1998

Woodrow W. Coleman
WOODROW W. COLEMAN

Ellen S. Coleman
ELLEN SNELL COLEMAN
By Woodrow W. Coleman, as attorney
In-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October 1998, before me personally appeared Woodrow W. Coleman, to me known to be the person who executed the foregoing instrument in behalf of Ellen Snell Coleman, and who acknowledged that he executed the same as the free act and deed of said Ellen Snell Coleman.

WITNESS my hand, at office, on this 1st day of October 1998.

My commission expires: 3/25/2000

Jacqueline Dwi Higgins
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 70.20
CHECK 70.20
10/06/98 01 16:21 0001 0632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497140
IDENTIF. ↑ REFERENCE

98 OCT -6 PM 4:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355891