WARRANTY DEED

BOOK 11180 PAGE 631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR 23 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, Ste. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jason West (NAME)	Same as New Owner (NAME)	MAP 52-9
1411 McKennie Ave. (ADDRESS)	1411 McKennie Ave. (ADDRESS)	PARCEL 260
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (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, Robert W. Hill and wife, Jayne C. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Jason West

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:

SEE ATTACHED EXHIBIT A

0506548
IDENTIF. ↑ REFERENCE

98 NOV -2 AM 10:41
PILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0617 11/02 0101 03CHECK 221.83

unimproved (X)
This is improved ( ) property, known as 1213 Fernbank Drive, Madison, TN 37115
(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 Our hand s this 30th day of October 19 98

Robert W. Hill

Jayne C. Hill

BOOK 11180 PAGE 632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Hill and wife, Jayne C. Hill

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of October, 2002.

Commission expires March 23, 2002

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

My Commission Expires MAR. 23, 2002

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

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 41 on the map of Montague Subdivision of record in Book 421, Paeg 129, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Robert W. Hill and wife, Jayne C. Hill by Warranty Deed from Martha H. Reeves, widow of D. F. Carter Reeves, Jr. of record in Book 9844, Page 12, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO AN EASEMENT IN FAVOR OF METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 5420, PAGE 846, REGISTER'S OFFICE FOR SAID COUNTY FOR UNDERGROUND PUMPING STATION AND SANITARY SEWERS AND/OR STORM DRAINAGE.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE PERMANENT IN NATURE, RUN WITH THE LAND AND ARE BINDING ON THE GRANTEE HEREIN, HIS SUCCESSORS AND ASSIGNS IN INTEREST:

(1) Improvements are limited to a single family dwelling built on the site with a minimum of 1500 square feet of living space and with a brick or stone foundation. No duplexes, mobile, modular or manufactured homes shall be placed on subject property. This restriction does not prohibit other detached buildings associated with single family occupancy.

Grantee

Robert W. Hill Grantor

Jayne C. Hill Grantor

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

RECEIVED OF _____

FOR _____

BOOK 11180 PAGE 634

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	55900.00
CON TX	206.83
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	221.83
CHECK	221.83

11/02/98 01 10:41 0001 0617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0506548
IDENTIF. ↑ REFERENCE

98 NOV -2 AM 10:41
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1365775