BOOK 11393 PG. 470

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole B. Grisby	same	MAP 81-11
(NAME)	(NAME)	
1017 Maxwell Avenue		PARCELS 586 AND
(ADDRESS)	(ADDRESS)	587
(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, Timothy A. Hill and wife, Romney S. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicole B. Grisby

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:

Being the northerly one-half and the southerly one-half of Lot No. 173 on the Plan of D. T. McGavock's Addition of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said northerly one-half and southerly one-half front together 50 feet on the westerly side of 12th Avenue North (formerly Florence Street) and extends back between parallel lines 154 feet to an alley in the rear.

Being the same property conveyed to Timothy A. Hill and wife, Romney S. Hill by deed from Realty & Investment Solutions, LLC of record in Book 10796, page 331, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and all matters shown on the plan of record in Book 21, page 41, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as _____ (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 18th day of March 19 99

Timothy A. Hill by Romy S Hill Attorny in Fact
Timothy A. Hill by Romney S. Hill by Power of Attorney recorded simultaneous herewith

Romy S. Hill
Romney S. Hill

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 Romney S. Hill

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of March 19 99.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY 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 _____.

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 18, 1999, before me personally appeared Romney S. Hill to me known to be the person who executed the foregoing instrument in behalf of Timothy A. Hill and acknowledged that she executed same as the free act and deed of said Timothy A. Hill for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 1999.

My Commission Expires:

11/24/2001

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

1602 03/22 0101 03CHECK 48.00

99MAR22 AM11:20

0563944

IDENTIF. + REFERENCE

REGISTER
COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0563944

IDENTIF. # REFERENCE

99MAR22 AM11:20

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	48.00
CHECK	48.00

03/22/99 01 11:19 0001 1602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440703