BOOK 11428 PG. 453

WARRANTY DEED

New Owner:

John Douglas Hill
2326 Crocker Springs Rd
Goodlettsville Tn 37072

SEND TAX BILLS TO:

Same

MAP & PARCEL NO.:

Map 23
Parcel 48 & 49

FOR AND IN CONSIDERATION of the sum of Forty-Thousand ($ 40,000.00) dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we I, Connie S. Hill, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Douglas Hill, hereinafter called the Grantee, his heirs and assigns, all the right, title and interest of Connie S. Hill in a certain contract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

First Track: Beginning at a stone, being W. W. Parrish's southeast corner and M. E. Link's northwest corner, running thence N 2 3/4 east 28.68 chains to a black oak stump, Harris and Hunter's corner in Cumming's line; thence South 42 3/4 west 27.70 chains to a stone and black walnut pointer; thence South 64 3/4 east 19.39 chains to the beginning, containing 25.64 acres more or less. There is to be a road 14 feet wide commencing at the creek with Sanford McFerrin and James Hunter's line back to said tract or parcel of land.

Second Track: Being part of Lot No. 2 in Division of the lands of Eben L. Crocker, deceased, a plan of which is of record in book 161, page 74, Register's Office for said County, described according to a survey made April 14, 1933, by Erle Drake, County Surveyor for Davidson County, as follows: Beginning at a point in the center of the County Road leading to White Creek Springs, the southwest corner of said Lot No. 2; thence North 3/4 west, with the center of said County Road as straightened, 19 ½ poles; thence North 87 1/2 East, with a ditch, 29 poles to an elm on the north bank of said ditch; thence North 31 east 151 poles to rock pile around sassafras corner with pointers in Mrs. Mamie G. Herbert's south line; thence South 87 1/2 east, with Mrs. Herbert's south line, 22 ½ poles to a stone pile 4 feet north of a beech corner down in Lee's west line; thence Being the same property conveyed to Kimberly Gayle Hill, et al by deed of record in book 6826, page 883, RODC, TN.South 3 1/2 west 52 poles to a black gum; thence South 42 ½ west 129.5 poles to a roadway; and thence South 88 1/2 west, with the northerly margin of said roadway, 36.5 poles to the beginning containing 35.63 acres, more or less.

Being the same property conveyed to Kimberly Gayle Hill, et al by deed of record in book 6826, page 883, RODC, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said Grantee, his heirs and assigns, forever; and Grantors covenants with the said Grantee that they 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 Grantee, his 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 hands this 30th day of March, 1999.

/s/ Connie S. Hill

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
3721 A West End Avenue
Nashville, TN. 37205
615/298-3300

1340 04/12 0101 03CHECK 159.00

05731 19

IDENTIFICATION REFERENCE

99 APR 12 PM 2:49

ELL COOPER CLERK & MASTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSSEE
COUNTY OF Davidson

BOOK 11428 PG. 454

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Connie S. Hill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of March, 1999.

Notary Public

Commission expires: 3/25/2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

x John D. Hill
AFFIANT

Subscribed and sworn to before me, this 30 day of March, 1999.

NOTARY PUBLIC

My Commission expires: 3/25/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11428 PG. 455

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

05731119

INSTRUMENT REFERENCE

99 APR 12 PM 2:49

RECEIVED
DAVIDSON COUNTY TN
REGISTER'S OFFICE

CAMT	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	159.00
CHECK	159.00

04/12/99 01 14:51 0001 1340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450328