WARRANTY DEED

BOOK 11432 PG. 100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

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

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 5/2/2001
(SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Wilks	New Owner	92-2-380
(NAME)	(NAME)	
2114 Elena Drive		
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37406		
(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, Brenda Hill-Tribitt, a married woman and Ludell Hill, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juanita Wilks, unmarried, and James Wilks, unmarried, as tenants-in-common with right of survivorship

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. 82, Block 1 on the Map of Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eunice T. Hill, by deed from H.E. Dixon, Jr. and wife, Joyce A. Dixon, of record in Book 4444, Page 596, Register's Office for Davidson County, Tennessee. Eunice T. Hill having since conveyed a one-half (1/2) interest in subject property to Brenda Hill by instrument of record in Book 8898, page 439, Register's Office for said County. The said Eunice T. Hill having since died intestate. Affidavits of Heirship being recorded simultaneously herewith.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 161, page 138; of record in the Register's Office for Davidson County, Tennessee.

Deborah A. Hill, wife of Ludell Hill, joins in this conveyance for the express purpose of conveying any and all rights and interest she may have in said property by virtue of her marriage or otherwise.

unimproved ( )
This is improved (X) property, known as 2408 Alameda Street, Nashville, Tennessee 37208
(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 19th day of March 19 99

Brenda Hill-Tribitt

Brenda Hill-Tribitt

Deborah A. Hill

Ludell Hill

Ludell Hill

Harry Tribitt

BOOK 11432 PG. 101

STATE OF ~~TENNESSEE~~/ Florida :
COUNTY OF ~~WILLIAMSON~~ Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Brenda Hill Tribitt and~~ Ludell Hill and wife Deborah A. 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 ~~Brentwood~~ St. Petersburg, ~~Tennessee~~, Fl. this 18th ~~18th~~ day of March 19 99

Commission expires 2002

Notary Public

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

Harry Tribitt* joins in this conveyance for the express purpose of conveying any and all rights and interest he may have is said property by virtue of his marriage or otherwise.

*Husband of Brenda Hill Tribitt

STATE OF GEORGIA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Hill Tribitt and Harry Hill, the bargainors, 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 Norcross Georgia, this 1ST day of April, 1999.

My Commission Expires: 7/2/99

Notary Public

05714230
IDENTIFICATION REFERENCE

99 APR 14 PM 3:10
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

2511 04/14 0101 03CHECK 103.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11432 PG 102

0574230

IDENTIFICATION OR REFERENCE

99 APR 14 PM 3:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	103.50
CHECK	103.50

04/14/99 01 15:12 0001 2511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451485