[redacted]

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37752)

THIS INSTRUMENT PREPARED BY

GEORGE E. MUDTER, JR., ATTORNEY
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 11442 PG. 566

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DONALD J. HILLENMEYER, JR. (NAME)	NATIONSBANC MORTGAE CORPORATION (NAME)	MAP 145-9
5813 Robert E. Lee Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 35140 (STREET ADDRESS)	PARCEL 17
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	LOUISVILLE, KY 40232 (CITY) (STATE) (ZIP)	FB# 20510

FOR AND IN 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, JAMES A. THOMAS AND WIFE, ELLEN D. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD J. HILLENMEYER, JR., A SINGLE PERSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 79 on the Plan of Tyne Valley Estates Section 2, as of record in Plat Book 3300, page 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Thomas and wife, Ellen D. Thomas by deed from Howard E. Parker and wife, Virginia F. Parker of record in Book 8340, page 704, said Register's Office, said title being further vested in James A. Thomas and wife, Ellen D. Thomas, as tenants in common by quitclaim deed of record in Book 11112, page 589, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 3300, page 72, said Register's Office.

5744 04/27 0101 03CHECK 1306.00

unimproved ( )
This is improved (XX) property, known as 5813 Robert E. Lee Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of April, 1999

James A. Thomas
JAMES A. THOMAS

Ellen D. Thomas
ELLEN D. THOMAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. THOMAS AND WIFE, ELLEN D. THOMAS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of April, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 23, 2000

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

05 7723 9

99 APR 22 AM 10:17

REGISTER'S OFFICE REFERENCE

BOOK 11442 PG. 567

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 99.

MY COMMISSION EXPIRES: 5/26/02
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES A. THOMAS AND WIFE,
ELLEN D. THOMAS

TO

DONALD J. HILLENMEYER, JR.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 11442 PG. 568

0577239

INSTRUMENT NUMBER REFERENCE

99 APR 22 AM 10:17

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	350000.00
CON TX	1295.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1306.00
CHECK	1306.00

04/22/99 01 10:20 0001 5744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475690