56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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JEAN THOMAS KEELEREM
REGISTER
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THIS INDENTURE, made and entered into as of the **29th** day of **June, 1999** by and between

JEFFREY HITT, UNMARRIED ,

hereinafter referred to as Grantor, and

RENEE HURST and STEVEN HURST, WIFE AND HUSBAND ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING ENVELOPE 207, ON THE PLAN OF LEXINGTON, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 6250, PAGES 340 AND 341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY HITT BY DEED FROM LOUIS PHETTEPLACE, IV AND CHERYL LEE PHETTEPLACE, HUSBAND AND WIFE, OF RECORD IN BOOK 11397, PAGE 885 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

JEFFREY HITT

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11566 PAGE 648

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JEFFREY HITT, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **June, 1999**.

Notary Public

Commission Expiration: _____

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires 9/16/2001

. . . . . .

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$219,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **29th** day of **June, 1999.**

Notary Public

Commission Expiration: _____

TRACY A. HOBBY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

My Commission Expires 9/16/2001

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	RENEE HURST STEVEN HURST 207 LEXINGTON WAY HERMITAGE, TN 37076	207 LEXINGTON WAY HERMITAGE, TN 37076 MAP PARCEL NUMBER 64-12-0-C-207.00CO

WD-MULTI.DOC
File No. 99-617

NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11566 PAGE 649

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

0609916

ALPHA/NUMERIC REFERENCE

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REGISTER
DAVIDSON CO. TN.

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488933