WARRANTY DEED

BOOK 11573 PAGE 856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY HAPGOOD NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Parker Sr.	Southern Capital Resources, Inc.	160-16-30
(NAME) 5905 Manor Place	(NAME) 100 Century Park South, Suite 200	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham, AL 35226	
(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, JAMES H. HILLIN and wife, SUZANNE C. HILLIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. PARKER, SR. AND WIFE, ANGELA E. PARKER, 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. 252 on the Plan of Phase 4, Hearthstone, of record in Book 5200, pages 547 and 548, register's office for said county and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James H. Hillin and wife, Suzanne C. Hillin, by deed from Barbara butler Devor and husband, Reginald C. Foster, of record in Book 9600, page 601, Register's Office, Davidson County, Tennessee.

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1999 JUL 15 PM 12:12
REGISTER'S OFFICE

06119211

This conveyance is made subject to Declaration of Covenants of record in Book 6140, page 81; Book 6252, page 422 and Book 5409, page 485, said Register's Office; Sewer easement of record in Book 5512, page 169; easements and setback lines as set forth on the above plan of record ; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

unimproved ☐
This is improved ☒ property, known as 5905 Manor Place, Brentwood, TN 37027
(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 my/our hand(s) this 14th day of July, 1999.

James H. Hillin

Suzanne C. Hillin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES H. HILLIN and wife, SUZANNE C. HILLIN, 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 Brentwood, Tennessee this 14th day of July, 1999.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

Notary Public

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

06111921

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AMT
251500.00
ETHER CK
AMT
251500.00-
CAMT
251500.00
CON TX 930.55
PRFEE 1.00
WDEED 6.00
CFEE 2.00
941.55
CHECK 941.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/15/93

No. 1491082