THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

mail

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Century 21 Duke, Inc. Realtors 126 Long Hollow Pike Goodlettsville, TN 37072	Same as New Owner	Map 53-3 Parcel 37

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GORDA HILL, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto CENTURY 21 DUKE, INC. REALTORS, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING *Lot No. 246 on the Resubdivision of Lots* 245 *and* 246 The Village Of Old Hickory, Section B, of record in Plat Book 11190, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said lot.
>
> BEING the same property conveyed to Jesse H. Hill and wife, Gorda Hill, by deed from Newman Sumner and wife, Ruby F. Sumner, of record in Book 2103, page 315, Register's Office for Davidson County, Tennessee. And, the said Jesse H. Hill died, intestate, on March 21, 1984, at which time the said property became vested in his surviving spouse, Gorda Hill, in fee simple.
>
> The foregoing description was prepared from a survey dated April 23, 1999, by Bruce Rainey, Registered Land Surveyor, No. 823.
>
> The current mailing address for said property is 1206 Cleves Street, Old Hickory, TN 37138.
>
> By her signature hereto, Gorda Hill represents and warrants that all debts and obligations owing by Jesse H. Hill during his lifetime or by reason of his death, have been fully paid and satisfied.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And I, the GRANTOR, *do covenant with the said* GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney at closing.

2. Subject to any and all matters as shown on the Resubdivision of Lots 245 and 246 The Village of Old Hickory, Section B, of record in Book 11190, page 108, Register's Office for Davidson County, Tennessee.

$20.00 02/03CHECK 284-80

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 NOV -2 AM 9:00

06529983

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Gorda Hill
GORDA HILL, a single woman

"GRANTEE"

CENTURY 21 DUKE, INC. REALTORS
BY: Walter Duke, President
WALTER DUKE, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GORDA HILL, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of October, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WALTER DUKE, with whom I am personally acquainted and who acknowledged himself to be the President of Century 21 Duke, Inc. Realtors, the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 29th day of October, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Walter Duke
Affiant

Sworn to and subscribed before me, this the 29th day of October, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES

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 11726 PAGE 475

0652983

99 NOV -2 AM 9:00

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 284.80
CHECK 284.80

11/02/99 01 09:01 0001 6625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534370