Instr:200001210007180 Page: 1 OF 2
REC'D FOR REC 01/21/2000 11:30:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $721.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2000.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary J. Hill (NAME)	SAME (NAME)	MAP 104-08
1325 Hildreth Drive (ADDRESS)	(ADDRESS)	PARCEL 347
Nashville, TN 37215 (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, The Frances K. Tritschler Family, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary J. Hill and wife, Clara Z. Hill

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 the south 52 feet of the south 150 feet of the west one-half of Lot No. 53 on the Map of O. B. Hayes Plan of Large Lots of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 52 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, as now located, and runs back between parallel lines 141 feet, more or less, to an alley.

Being the same property conveyed to The Frances K. Tritschler Family, LLC, by deed from The Philip H. Tritschler Sr. and Frances Kerr Tritschler Revocable Living Trust of record in Book 11101, page 102, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); and (b) all matters appearing on the plan of record in Book 21, page 87, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1602 - 16th Avenue South, Nashville, Tennessee 37212
(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 20th day of January 2000.

The Frances K. Tritschler Family, LLC
By: Frances K. Tritschler
Frances K. Tritschler, Member

Philip H. Tritschler, Member

Frances K. Tritschler, Individually

Philip H. Tritschler, Individually

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frances K. Tritschler and Philip H. Tritschler with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Member and Member respectively of the The Frances K. Tritschler Family, LLC the within named bargainor, and that they as such Member and Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the company by the said Frances K. Tritschler as such Member, and attesting the same by the said Philip H. Tritschler as such Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of January, 2000.

My commission expires _____

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE