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PH

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Instr:200004250040904 Page: 1 OF 2
REC'D FOR REC 04/25/2000 12:39:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1591.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES: September 23, 2000
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Hinchion (NAME)	Suntrust Bank (NAME)	MAP 177-05
3400 Bowling Avenue (ADDRESS)	201 Fourth Avenue, N./7th Floor (ADDRESS)	PARCEL 94
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Varina S. Tolbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Hinchion and wife, Rene D. Balogh

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 the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, July 1929 and revised July 27, 1932, being Lots 1, 2 an 3 on the subdivision of the Fourth & First National Banks 7.34 acre tract, not of record, described as follows:

Beginning at a point in the southeast corner of Hamption Avenue and Golf Club Road or Bowling Avenue, the northwest corner of Lot No. 1; thence easterly with the southerly margin of Hampton Avenue 255.6 feet to the northwest corner of Lot No. 4 in said Subdivision; thence southerly with the dividing line between lots nos. 3 and 4 154.87 feet to the northeast corner of Lot no. 8; thence westerly 247.1 feet to the easterly margin of Bowling Avenue or Golf Club Road; thence with the easterly margin of said Avenue northerly 150.53 feet to the point of beginning.

Being the same property conveyed to Varina S. Tolbert by quit claim deed from Elias L. Tolbert as of record in book 11463, page 449, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3400 Bowling Avenue, Nashville, Tennessee 37215
(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 hand this 21st day of April 2000

Varina S. Tolbert

Varina S. Tolbert BY: E. L. Tolbert, Conservator for Varina S. Tolbert

E. L. Tolbert

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. L. Tolbert

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 21st day of April 2000 ~~xxxxx~~

Commission expires September 23, 2000

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. L. Tolbert, 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 on behalf of Varina S. Tolbert, as her Conservator, as the free act and deed of the within named Varnia S. Tolbert.

Witness my hand and official seal at Nashville, Tennessee, this 21th day of April, 2000.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

Sept 23, 2000