Davidson County DEEDWARR
Recvd: 05/29/01 11:12 2pgs
Fees:11.00 Taxes:999.00

20010529-0055107

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2001

KATHY SNIDER NOTARY PUBLIC Exp. 07/27/2002 DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne E. Hilton, Jr. (NAME)	Wayne E. Hilton, Jr. (NAME)	MAP 143-02
528 Harpeth Trace Dr. (ADDRESS)	34 Old Club Ct. (ADDRESS)	GROUP A
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	PARCEL 27.00CO

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, Patrick J. Doig, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne E. Hilton, Jr., unmarried

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. 27 on the Plan of Harpeth Trace Estates, Section Three, of record in Plat Book 5200, page 751 - 753, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patrick J. Doig and wife, Bernadette M. Doig by deed from John Steven Ayers of record in Book 9811, Page 548, Register's Office for Davidson County, Tennessee. The said Bernadette M. Doig, aka Bernadette Kiusella having quitclaimed to Patrick J. Doig by Quitclaim Deed of record in Instrument #20010112-0004067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 751-753; restrictions of record in Book 5380, page 357; Book 5380, Page 357; Book 5120, Page 199; Book 5120, Page 208; Book 6274, Page 148; Agreement of record in Book 5102, Page 956; Charter of record in Book 5120, Page 200; Agreement of record in Book 4889, Page 192; Book 5360, Page 320; Book 5364, Page 882; Agreement of record in Book 5099, Page 783; Book 5142, Page 690; Book 5142, Page 694; Easement of record in Book 6407, Page 892; all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 528 Harpeth Trace Dr., Nashville, TN 37221
(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 24th day of May, 2001

Patrick J. Doig
Patrick J. Doig
BY: DONNA G. MASON,
HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **DONNA G. MASON**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for **PATRICK J. DOIG, unmarried** the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **PATRICK G. DOIG, unmarried** the within named bargainor(s) by the said **DONNA G. MASON** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 24TH day of May, 2001.

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Kathy Snider
NOTARY PUBLIC

My Commission Expires:

WARRANTY DEED

FROM

Patrick J. Doig

TO

Wayne E. Hilton, Jr.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027