Davidson County DEEDWARR
Recvd: 08/10/01 15:35 2pgs
Fees:13.00 Taxes:303.40

20010810-0086553

Prepared by:
Charles E. Reed
Attorney at Law
1930 Ransom Drive
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Subscribed and sworn to before me, this 31st day of July, 2001

Notary Public
My commission expires: 03/18/2002

Address of New Owner:	Send Tax Bills to:	Map/Group/Parcel
Howard L. Spain, Jr. 2306 N. Mt. Juliet Road Mt. Juliet, TN 37122	OWNER	96/14/236

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Timothy W. Hill and wife, Trina J. Hill, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Howard L. Spain, Jr., a single person, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 215 on the Plan of Hickory Bend, Section Four, of record in Book 4175, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy W. Hill and wife, Trina J. Hill, by Warranty Deed from Metropolitan Nashville Airport Authority, dated April 29th, 1994, of record at Book 9334, page 220, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2001 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Hickory Bend, Section Four, of record in Book 4175, page 34, Register's Office for Davidson County, Tennessee
3. All matters affecting this property, of record in the Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

This property is improved property known as 3120 Jonesboro Drive, Nashville, TN 37214.

WITNESS my hand this 31st day of July, 2001.

Timothy ~~W.~~ Hill

Trina J. Hill

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy W. Hill and Trina J. Hill, the bargainor(s), 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 Hendersonville Tennessee, this 31st day of July, 2001.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

My Commission expires: 03/18/2002