Davidson County DEEDWARR
Recvd: 10/05/01 10:00 2pgs
Fees:13.00 Taxes:351.50

20011005-0108471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

11477

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Lori E. Gross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 2001.

Angela A. Ramsey
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: Commission Expires July 27, 2002

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John K. Gross	1st Trust Bank for Savings	135-5-31
(NAME)	(NAME)	
318 Honeyhill Drive	6525 Quail Hollow, Ste. 300	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tn 37217	Memphis, TN 38120	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, John R. Hill, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John K. Gross and wife, Lori E. Gross

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:

BEING Lot No. 34 on the Plan of Revised Town Park Estates, as of record in Book 3300, page 86, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John R. Hill, Jr. by quitclaim deed from Steven W. Ryan and wife, Connie Ryan filed of record at Instrument No. 20010925-0103703, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

The above described property is investment property and not the residence of the grantor.

This is improved property known as 318 Honeyhill Drive, Nashville, TN 37217

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 his hand this 28th day of September, 2001.

John R. Hill, Jr.
John R. Hill, Jr.

11477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

John R. Hill, Jr.

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 2001.

My commission expires 1/25/03

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003