WARRANTY DEED

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,900.00

Theresa L. Bolton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 2001

Notary Public

MY COMMISSION EXPIRES: 11-22-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
TIMOTHY W. BOLTON (NAME)	CTX Mortgage, Inc (NAME)	MAP 160-02
820 Redwood Drive (ADDRESS)	216 Centerview Dr (ADDRESS)	PARCEL 011
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, CLAUDE J. HILL AND WIFE, JEANETTE G. HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY W. BOLTON AND WIFE, THERESA L. BOLTON

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. 10 on the Plan of Forest Acres Subdivision, as of record in Book 1424, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Claude J. Hill, Jr., by Deed from Allen Williamson and wife, Mary A. Williamson, of record in Book 5067, Page 812, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Claude J. Hill from Valerie Mai Allen Hill, of record in Book 11737, Page 208, said Register's Office. The said Claude J. Hill, Jr., being one and the same person as Claude J. Hill.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

Jeanette G. Hill, spouse of the above named Claude J. Hill, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Davidson County DEEDWARR
Recvd: 11/27/01 15:23 2pgs
Fees:13.00 Taxes:887.63

20011127-0129412

unimproved ( )
This is improved (X) property, known as 820 Redwood Drive, Nashville, TN 37220
(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 21st day of November 2001

CLAUDE J. HILL

Jeanette G. Hill
JEANETTE G. HILL

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 _____, _____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of November, 2001, before me personally appeared CLAUDE J. HILL AND WIFE, JEANETTE G. HILL, to me known (or proved to me on the basis of satisfactory evidence), to be the persons described in and who extecuted the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My Commission Expires: 5/28/01

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.