This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**S. F. Wilt**
**4116 Baldwin Arbor**
**Nashville, Tennessee 37215**

Davidson County DEEDWARR
Recvd: 04/18/02 15:30 2pgs
Fees:13.00 Taxes:2233.88
20020418-0048552

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**Firstar Bank**
**150 Fourth Avenue North, 3rd Floor**
**Nashville, TN 37216**

MAP 131-1
GROUP K
PARCEL 5

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wayne E. Hilton,Sr. and wife, Patricia F. Hilton** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **S. F. Wilt and B. D. Hagewood, as joint tenants with right of survivorship**, 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. 5 of Plan of Baldwin Arbor Subdivision, of record in Plat Book 9700, page 746, revised in Instrument No. 200001280009264, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Wayne E. Hilton,Sr. and wife, Patricia F. Hilton by deed from The Hilton Company, Inc. of record in Instrument no. 200106260067313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 4116 Baldwin Arbor, Nashville, Tennessee 37215.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 12th day of April, 2002.

Wayne E. Hilton,Sr.

Patricia F. Hilton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wayne E. Hilton,Sr. and wife, Patricia F. Hilton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $603,750.27.

AFFIANT

Subscribed and sworn to before me on this 12th day of April, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004