# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/02 15:48 2pgs
Fees:13.00 Taxes:462.50

20021016-0127428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus Hill | SAME | MAP 061-01 |
| (NAME) | (NAME) | |
| 566 Joyce Lane | | PARCEL 016 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (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, Clara Yelder Hill, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus Hill and wife, Anita Hill

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 the 12th, formerly the 17th Civil District, being part of Lot No. 3 on the unrecorded plan showing subdivision of tract of land conveyed by Sue S. Cloyd to T. H. Wilhoite, by deed of record in Book 782, Page 798, Register's Office for Davidson County, Tennessee, and described according to a survey made by William Collier Parrish and Associates, dated August 25, 1961, as follows:

BEGINNING at an iron stake in the easterly margin of Joyce Lane, 230 feet north of the northeast corner of the intersection of Joyce Lane with Broadmoor Drive; thence northerly with the said east boundary of Joyce Lane 114 feet to a concrete monument; thence northerly and northeasterly on a curve with the east boundary of Joyce west 366 feet to an iron stake; thence north 87 degrees 30 minutes west 129.8 feet to the point of beginning.

Included in this description but specifically excluded is that portion of the property conveyed to the State of Tennessee containing 10,672 square feet, of record in Book 5090, Page 756, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Raymond L. Hill and wife, Clara Yelder Hill by Quitclaim Deed from Roy De Sha, Trustee of record in Book 5738, page 988, Register's Office for Davidson County, TN. The said Raymond L. Hill having since died.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved ( X ) property, known as 566 Joyce Lane, Nashville, TN 37216
(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 12th day of October, 2002

Clara Yelder Hill

Clara Yelder Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara Yelder Hill, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of October, 2002.

My commission expires 10-25-03

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