18A
Bk 64

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,700.00.

Subscribed and sworn to before me, this 12th day of April, 2004.

My Commission Expires: 8/23/06

Affiant

Notary Public

ANDREW H. MAHONEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

File No. N13255

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/11/04 10:58 2pgs
Fees:13.00 Taxes:391.09
20040511-0053716

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Albert Hill Deidri Hill		NAME: Same	
STREET ADDRESS: 171 Old Tusculum Road		STREET ADDRESS:	
CITY: Antioch	STATE: Tennessee	CITY:	STATE:
ZIP CODE: 37013		ZIP CODE:	
MAP & PARCEL NO.: 162-06-0 231.00			

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, **Sally F. Jackson**

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto **Albert Hill and Deidri Hill**

Hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 5, on the Plan of Valley Green Subdivision, as of record in Book 4460, Page 96 and 97, Register's Office for Davidson County, Tennessee, to which plan specific reference is made herein for a more complete description of metes and bounds.

Being the same property conveyed unto Sally F. Jackson, by Quitclaim Deed from Mable T. Sims, dated March 25, 2004, recorded March 26, 2004, in Instrument No. 20040326-0034179, of the Register's Office for Davidson County, Tennessee. See also Book 6259, Page 285, of the same Office.

This is improved property known as 171 Old Tusculum Road, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am 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; and I do further covenant and bind myself, my 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.

WITNESS my hand this 12th day of April, 2004.

Sally F. Jackson

Sally F. Jackson

State of Tennessee
County of Davidson } ss

On this the 12th day of April, 2004, before me, the undersigned Notary Public, personally appeared **Sally F. Jackson**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 1-27-07

DAVIDSON COUNTY

WARRANTY DEED