Box 10-B

Davidson County DEEDWARR
Recvd: 07/08/04 15:03 2pgs
Fees:13.00 Taxes:203.50

20040708-0081401

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

X Nancye L Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2004.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **BILLY G. MANN, ET UX** | **SAME** | **91-9-72** |
| (NAME) | (NAME) | |
| **6018 ROBERTSON AVENUE** | P.O. Box 90514 | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37209** | NASHVILLE, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

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, **DANNY HILL, SR. AND WIFE, ANGELA HILL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLY G. MANN AND WIFE, NANCYE L. MANN,** 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 the northwesterly part of Lot No. 12 on the Plan of T. M. McNall's Subdvision of Lots 18, 19, and 20, B. F. Cockrill's Land, as of record in Book 421, Page 63, said Register's Office.

Said part of said Lot fronts 60 feet on the southerly side of Robertson Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Danny Hill, Sr. and wife, Eugenia Hill from Danny Ray Russell and wife, Paula F. Russell by deed of record in Book 9535, page 105, Register's Office for Davidson County, Tennessee. The said Eugenia Hill having since died.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

(uimproved ( )
This is improved( X ) property, known as **6017 ROBERTSON AVENUE, NASHVILLE, TN 37209**
(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 GRANTEE, his heirs assigns forever; and I 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 hands this 8th day of July, 2004.

**DANNY HILL, SR.**

**ANGELA 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 **Danny Hill, Sr. and Angela Hill** 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of July, 2004.

My commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public