FILE BOX 45

** Re-recorded to correct derevation.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,970.00

Ivelaw A Neils
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME; THIS THE 30th day of July, 2004

Notary Public:

MY COMMISSION EXPIRES: ~~01/29/05~~ 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mechelle Neils	SunTrust Mortgage, Inc.	Map 60
3121 Richmond Hill Drive	201 4th Ave. North, 7th Floor	Group 2
Nashville, TN 37207	Nashville, TN 37219	Parcel 93

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

Lorine M. Hill, Executrix of the Estate of Leonard C. Hill

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mechelle Neils and husband, Ivelaw A. Neils

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 Lot No. 63, on the Plan of Parkwood Estates, Section One, of record in Book 2900, Page 119 and 120, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Leonard C. Hill, a married person by deed from Mildred K. James, of record in Book 10394, Page 42, dated March 12, 1997, Register's Office for said County. The said Leonard C. Hill now being deceased. The Grantor herein executes this instrument as **
This conveyance is subject to Restrictive Covenants of record in Book 3136, Page 52 and Book 3252, Page 591, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 119 and 120, said Register's Office.

**Executrix of the Estate of Leonard C. Hill, pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, TN, File No. 03P-1998.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3121 Richmond Hill Drive, Nashville, TN 37207

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 30th day of July, 2004.

Lorine M. Hill, Executrix
Lorine M. Hill, Executrix of the Estate of
Leonard C. Hill

Davidson County DEEDWARR
Recvd: 08/04/04 08:44 2pgs
Fees:13.00 Taxes:355.09
[redacted]
20040804-0093193

RE-RECORD

Davidson County DEEDWARR
Recvd: 10/13/04 10:38 2pgs
Fees:12.00 Taxes:0.00
20041013-0123312

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 Lorine M. Hill, Executrix of the Estate of Leonard C. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Executrix of the Estate of Leonard C. Hill and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, at Nashville, Tennessee, on this 30th day of July, 2004.

My Commission Expires: ~~01/29/05~~ 3/31/07

Notary Public

