THIS INSTRUMENT PREPARED BY:
Watkins, McGugin, McNeilly & Rowan, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

Davidson County DEEDWARR
Recvd: 01/19/05 15:38 2 pgs
Fees:13.00 Taxes:45.59
20050119-0006890

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
LOUIS N. HILL 1417 Brenner Ct. Nashville, TN 37221	CURRENT ADDRESSEE	MAP: 93-14 PARCEL: 6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,321.00.

Louis N. Hill
LOUIS N. HILL

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, III, by LOUIS N. HILL this 1st day of January, 2005.

W. WARNER MCNEILLY III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

Notary Public

My Commission Expires: 9/24/05

FOR AND IN CONSIDERATION of the sum of Twelve Thousand Three Hundred Twenty-One Dollars ($12,321.00), the receipt of which is hereby acknowledged, I, KATHLEEN HILL KREMER, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto LOUIS N. HILL, hereinafter "GRANTEE", his heirs and assigns, all of my interest in certain real estate in Davidson County, Tennessee, described as follows:

Tract 1

Being the northerly 117 feet of the westerly 50 feet of Lot No. 34 on the Map of John M. Bass' First Addition, as of record in Book 21, page 114, Register's Office for said County.

Said part of Lot No. 34 fronts 50 feet on the southerly side of Gleaves Street, and extends back between parallel lines with the easterly margin of Overton Street, 117 feet to a dead line.

Together with an easement for a sewer line on the southerly 66 feet of the westerly 50 feet of said lot as set out in deed from Harry Diamond and wife, to Andrew Calloway and wife, of record in Book 2299, page 244, said Register's Office.

The said property is subject to an easement for access to water meter and right to maintain water line over and across the said property. Said water meter and water line serves house at 608 Overton Street.

Being the same property conveyed to T. C. Woods and wife, Louise H. Woods, by deed of record in Book 2338, Page 235, R.O.D.C. T. C. Woods predeceased his wife, Louise H. Woods, and his interest vested in her. Louise H. Woods devised a one-fifteenth (1/15) interest in said property to Kathleen Hill Kremer by her Last Will and Testament of record in Will Book 143, Page 479, Davidson County, Tennessee Probate Court Clerk's Office.

Tract 2

Being the southerly 66 feet of the westerly 50 feet of Lot No. 34 on the Map of John M. Bass First Addition, as of record in Book 21, page 114, Register's Office for said County.

Said part of Lot No. 34 fronts 50 feet on the northerly side of an alley and extends back between parallel lines, with the easterly margin of Overton Street, 66 feet to a dead line.

Being the same property conveyed to T. C. Woods and wife, Louise H. Woods, by deed of record in Book 2338, Page 235, R.O.D.C. T. C. Woods predeceased his wife, Louise H. Woods, and his interest vested in her. Louise H. Woods devised a one-fifteenth (1/15) interest in said property to Kathleen Hill Kremer by her Last Will and Testament of record in Will Book 143, Page 479, Davidson County, Tennessee Probate Court Clerk's Office.

SunTrust Bank as Executor of the Estate of Louise H. Woods executed a quitclaim deed documenting the devise of the above property under the Last Will and Testament of Louise H. Woods of record in instrument number 20041129-0141694, R.O.D.C.

TO HAVE AND TO HOLD said interest in said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, his heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of her interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 1st day of January, 2005.

Kathleen Hill Kremer

KATHLEEN HILL KREMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, KATHLEEN HILL KREMER, the within named 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, this 1st day of January, 2005.

W. WARNER McNEILLY III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7/24/05

My Commission Expires SEPT. 24, 2005