Davidson County DEEDWARR
Recvd: 05/02/05 09:07 2 pgs
Fees:13.00 Taxes:462.50

20050502-0048214

WARRANTY DEED

P-AHM-05-0802

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 21st DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/09/07

(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Hill	American Home Mortgage	
802 S. 13th Steet	(NAME) 520 Broadhollow Road	094-01-0-190.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW DILLMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAYLOR HILL AND WIFE, MARILYN HILL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the map entitled Payne Blakemore and Cummings Addition, of record in Plat Book 57, page 70, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Dillman by deed from Ragsdale & Kelley Construction, LLC, dated July 15, 2004 and filed of record as Instrument No. 20040720-0086562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 802 S. 13th Steet, Nashville, Tennessee 37206
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S). 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/our hand(s) this 21st day of April, 2005.

Matthew Dillman

STATE OF Tennessee

COUNTY OF Davidson

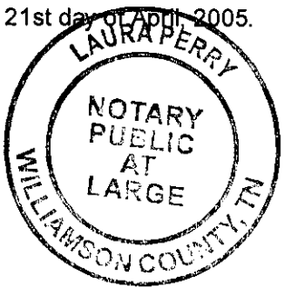
I, Laura Perry, a Notary Public of the County and State first above written, do hereby certify that Matthew Dillman, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of April, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959