JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

G-VR-06-917 CACA

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Covenant of the Cross	Covenant of the Cross (NAME)	Davidson County DEEDWARR Recvd: 04/04/06 07:58 2 pgs Fees:13.00 Taxes:573.50
917 Old Hickory Blvd. (ADDRESS)	917 Old Hickory Blvd. (ADDRESS)	20060404-0037893
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	41-12-91

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 JESS D. HILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COVENANT OF THE CROSS, 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. 7 ON THE MAP OF LOCUST HILL, A RE-SUBDIVISION OF PART OF LOT NO. 1 OF GLEAVES LAND, OF RECORD IN BOOK 42, PAGE 643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, HALLS LANE SECTION, SAID POINT BEING 700 FEET EAST OF THE EASTERLY MARGIN OF DICKERSON PIKE, AT THE CORNER OF LOTS 6 AND 7; THENCE WITH THE LINE BETWEEN SAID LOTS, 364.6 FEET TO THE SOUTH CORNER OF LOTS 6 AND 7; THENCE SOUTH 79 DEG. 45' EAST 100 FEET TO THE COMMON CORNER OF LOTS 7 AND 8; THENCE WITH THE LINE BETWEEN LOTS 7 AND 8, NORTHERLY 364.6 FEET TO THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE MARGIN OF SAME, WESTERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IDELLA A. HILL AND JESS D. HILL, WIFE AND HUSBAND BY WARRANTY DEED FROM MARQUERITE N. ENTZ, UNMARRIED, RECORDED ON THE 20TH DAY OF NOVEMBER, 1998 IN DEED BOOK 11214, PAGE 573 AND RE-RECORDED IN BOOK 11244, PAGE 638, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID IDELLA A. HILL HAVING SINCE DIED LEAVING JESS D. HILL AS SURVIVING TENANT BY THE ENTIRETY.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6316, page 55; Book 4856, page 318; Instrument Number 20030613-0081839; and 20031001-0145039, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 917 Old Hickory Boulevard, Madison, Tennessee 37115
(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 27th day of March, 2006.

Jess D. Hill

Jess D. Hill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jess D. Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903