Davidson County DEEDWARR
Recvd: 11/16/06 15:07 2 pgs
Fees:13.00 Taxes:666.00

20061116-0142645

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
2528 N. Mt. Juliet Road
MT. JULIET, TN 37122
06TN03366

WARRANTY DEED

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$180,000.00 Sara E. Peeples
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 14thday of November, 2006
Gail C. Victory
Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 2528 N. MT. JULIET ROAD, MT. JULIET, TN 37122

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara E. Peeples **495 Rochelle Dr.** **Nashville , TN 37220**	SAME	**146-16-0-193.00**

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,

Eileen D. Hill, Trustee, U/A/D April 14,1992

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara E. Peeples , an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Brentwood Hall, Section VI, as of record in Book 2331, page 20, Register's Office for said county, described as follows:
Beginning at a point in the Easterly margin of Stallworth Drive at the corner of Lot 136 and 147; thence with the line between said lots, Northeasterly 117.8 feet to a point; thence Easterly with the line between said lots and along the line of Lot 148, 187.3 feet to a point; thence Northerly 191 feet to the Southerly margin of Rochelle Drive; thence with the margin of the same, Westerly 281.2 feet to the beginning of a curve; thence around said curve, Southwesterly 38.8 feet to the Easterly margin of Stallworth Drive; thence with the margin of the same, Southerly 172.4 feet to the point of beginning.

Being the same property conveyed to Robert J. Hill, Jr. and wife, Eileen D. Hill, Trustees, U/A/D April 4th, 1992 by Quitclaim Deed from Robert J. Hill, Jr. and wife, Eileen D. Hill, individually dated May 8, 1992 and recorded May 22, 1992 in Book 8632, page 293, also being the same property conveyed to Robert J. Hill, Jr. and wife, Eileen D. Hill by Warranty Deed from Edward Joseph Boling and wife, Carolyne Jean Boling dated August 27, 1963 and recorded September 19, 1963 in Book 3618, page 389, Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **495 Rochelle Dr. , Nashville , TN 37220**
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 our hands this 14thday of November , 2006.

Eileen D. Hill, Trustee
Eileen D. Hill, Trustee, U/A/D April 14,1992

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eileen D. Hill, Trustee, U/A/D April 14,1992 the bargainor(s) 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 at Brentwood, Tennessee, this 14thday of November, 2006.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public