Davidson County DEEDWARR
Recvd: 06/01/07 15:11 2 pgs
Fees:13.00 Taxes:1036.00

20070601-0065416

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

William W. Dillon, Jr.	New Owner	Map/Parcel
3903 Abbott Martin Road		12908003200
Nashville, TN 37215		07-05-12990

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gary J. Hill and wife, Clara Z. Hill,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **William W. Dillon, Jr., a single person,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 31, Section 1, Warner Park Valley, as shown on the plat of record in Plat Book 3600, pages 12, 13 and 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Hazel M. Tussey, a widow to Gary J. Hill and wife, Clara Z. Hill as recorded on the 25th day of October, 2006 in Instrument No. 20061025-0132286 and Warranty Deed from Bruce Batson and wife, Cathrin Batson to Ervin C. Tussey and wife, Hazel H. Tussey as recorded on the 21st day of May, 1965 in Book 3893, page 484, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat in Plat Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 1033 Edwin Warner Drive, Nashville, TN 37215

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $280,000.00

William W Dillon

Affiant

Fran Y. Oroson
State of Tennessee Notary Public
Davidson County

Subscribed and sworn to before me
this 31st day of May, 2007 My Commission Expires 03/21/2009

My Commission Expires: _____

Fran Y. Oroson

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of May, 2007.

By: Gary J. Hill
Gary J. Hill

By: Clara Z. Hill
Clara Z. Hill

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Gary J. Hill and Clara Z. Hill,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2007.

Fran Y. Orosph
State of Tennessee
Notary Public
Davidson County

Notary Public

My Commission Expires
03/21/2009

My commission expires: _____