Bk 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE 17645
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,413.18

George H. Hill
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2010.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/22/2010

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: George Howard Hill	Send Tax Bills To: new owner
(Name) 3834 Boatner Drive	(Name)
(Street Address or Route Number) Nashville, TN 37207	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 05914021900

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, I/WE, Ernest Koon, Sr., a widower HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Howard Hill, unmarried 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. 210 on the Plan of Haynes Estates, Section IV, as of record in Book 4300, page 44, Register's Office for said County.

Said Lot No. 210 fronts 71.42 feet on the northerly side of Boatner Drive and runs back between lines, 120.59 feet on the easterly side and 127.12 feet on the westerly line, to a broken line at the rear on which it measures 95.09 feet thereon.

BEING the same property conveyed to Ernest Koon and wife, Hazel F. Koon by Warranty Deed from W. L. Bainbridge Company, dated August 10, 1970, and filed in Book 4439, page 779, said Register's Office. The said Hazel F. Koon having since died with title being vested in surviving tenant by the entirety.

Ernest Koon and Ernest Koon, Sr. being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 3834 Boatner Drive, Nashville, TN 37207.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 30th day of August, 2010.

Seller Ernest Koon SR
Ernest Koon, Sr.

BILL GARRETT, Davidson County
Trans:T20100054851 DEEDWARR
Recvd: 09/01/10 15:10 2 pgs
Fees:13.00 Taxes:230.93
20100901-0069647

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Ernest Koon, Sr., a widower, 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 Nashville, Tennessee, this 30th day of August, 2010.

My commission expires 11/22/2010.

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010