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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,400.00

James Ronald Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 1968.

Corine T. O'Brien
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Murphree Realty Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ronald Hart, et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 102-7
6531 Upton Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 73
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Reynold Bubis, Trustee,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ronald Hart and wife, Paulette C. Hart,

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:

Being Lot No. 67 on the Plan of Charlotte Park, Section 26-B, as of record in Book 3842, page 203, Register's Office for said County.

Said Lot No. 67 fronts 100.19 feet along the curve of the southerly margin of Upton Lane and extends back 200.21 feet on the westerly line and 198.14 feet on the easterly line to a line in the rear on which it measures 9.07 feet.

Being part of the property conveyed to Reynold Bubis, Trustee, by deed from Mrs. Mary Napier Ganier, Conservator, et al, of record in Book 3973, page 604, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4235, page 149, Register's Office for said County, and the Plan of record in Book 3842, page 203, which shows an Owner's Certificate, a 30 foot setback line from Upton Lane; a 10 foot public utility and drainage easement across the rear of the lot, a 7.5 foot drainage easement along the westerly line of the lot.

This is unimproved ( ) improved (X) property, known as 6531 Upton Lane, Nashville, Tennessee 37209
(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 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 my hand this 8th day of November, 1968

Reynold Bubis, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Virginia E. Mitchell, a Notary Public in and for said County and State, the within named Reynold Bubis, Trustee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of November 19 68.

Commission expires April 23, 1969

Virginia E. Mitchell
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

001659-9

WARRANTY DEED

FROM

REYNOLD BUBIS, TRUSTEE

TO

JAMES RONALD HART AND WIFE,

PAULETTE C. HART

A 20093

IDENTIF. REFERENCE

Nov 8 2 41 PM '68

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-8 68	CONV	17,400.00			
NOV-8 68 S'TAX			A*	45.24	
NOV-8 68 PR'FEE			A*	.50	
NOV-8 68	W'DEED		A*	3.00	* 48.74