B 26524

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FORM NO. WD-1

IDENTIF. REFERENCE

AUG 12 9 12 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 1971.

Notary Public

MY COMMISSION EXPIRES: Aug 24th 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Hart, etux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	15D 25460
1207 Haysboro Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 61-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 56

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, Herschell C. Pruett and wife, Alda M. Pruett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Hart and wife, Donna Jean 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:

Land in Davidson County, Tennessee, being the westerly 100.0 feet of Lot No. 15 of the Plan of Marina C. McGaughy's Second Subdivision of a part of Tract No. 4 in A. J. McGaughy's Second Subdivision (Haysboro) not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows:

BEGINNING on the northerly margin of Haysboro Road at an iron pin, the corner of Lots Nos. 14 and 15; thence with the line between said lots, northwardly 106.21 feet to the corner of Lots Nos. 15 and 16; thence with the line between said two lots, eastwardly 100.0 feet; thence southwardly 110.0 feet, more or less to the northerly margin of Haysboro Road; thence with said Road, westwardly 100.0 feet to the beginning.

BEING the same property conveyed to Herschell C. Pruett and wife, Alda M. Pruett by deed from Robert D. Briese and wife, Shirley Ann Briese, of record in Book 4015, page 251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in Book 1755, page 563 and Book 1847, page 353; and taxes for the year 1971 which have been pro-rated and assumed by the grantees herein.

This is unimproved ( ) improved (X) property, known as 1207 Haysboro Avenue, Nashville, Tennessee
(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 our hands this 3rd day of August, 19 71

Herschell C. Pruett

Herschell C. Pruett

Alda M. Pruett

Alda M. Pruett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herschell C. Pruett and wife, Alda M. Pruett

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 19 74.

Commission expires Aug 27th 1974

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

WARRANTY DEED

FROM
HERSCHELL C. PRUETT, ET UX

TO
ROBERT LEE HART, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to: Robert Lee Hart
1207 Haysboro Avenue
1000 Stahlman Bldg.
Nashville, Tennessee
Nashville, Tennessee

AUG 12 75 CONV 12,300.00
AUG 12 75 S'TAX A* 31.98
AUG 12 75 PR'FEE A* .50
AUG 12 75 W'DEED A* 4.00 * 36.48