BOOK 4568 PAGE 789

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME) Union at Fourth	160-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	26
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Pd.

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged; I,

J. B. Downey, Trustee, with full power

have bargained and sold, and by these presents do transfer and convey unto the said John K. Hart and wife, Karen E. Hart

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 97 on the Plan of Oak Hill Estates, Section II, of record in Book 4460, pages 36, 37 and 38, Register's Office for said County.

Said Lot No. 97 fronts 144.22 feet on the southeasterly side of Green Valley Drive, and extends back 243.70 feet on its northeasterly line and 384.85 feet on the southwesterly line to a dead line, which is a broken line, measuring 251.25 feet thereon.

Being part of the property conveyed to J. B. Downey, Trustee, with full power, by deed from Sarah S. Stengel, et al, and by quit-claim deed from Viola S. Baulch, et al, of record in Book 4089, page 804, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property.

JAN 13	CONV	60,000.00			
JAN 13 S'TAX			A*	156.00	
JAN 13 PR'FEE			A*	.50	
JAN 13	W'DEED		A*	4.00	* 160.50

unimproved ( )
This is improved (X) property, known as 5337 Green Valley Court, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 10th day of January, 1972

J. B. Downey, Trustee

BOOK 4568 PAGE 790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named J. B. Downey, 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 10th day of January, 1972

My commission expires APR 23 1973 Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ 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 _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 12th day of January, 1972

My commission expires APR 23 1973 Notary Public _____

This instrument was prepared by:

This instrument prepared by

Name	STEPHENSON, LACKEY, HOLMAN & ARCHER	Address

First Federal Building
Nashville, Tennessee 37219

PLEASE MAIL TO - Mr. John K. Hart, 5337 Green Valley Court, Nashville, Tenn.37220

$60,000.00

WARRANTY DEED

FROM J. B. DOWNEY, TRUSTEE

TO JOHN K. HART & WIFE, KAREN E. HART

B 44834

IDENTIF. REFERENCE

JAN 13 3 00 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219