File Box 3

This instrument prepared by Thomas M. Black, Stewart & Black, Attorneys, 4705 Gallatin Road, Nashville, Tn. 37216

WARRANTY DEED

BOOK 4633 PAGE 282

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TOMMY W. HART, ET UX	MORTGAGE ASSOCIATES, INC.	12014120
(NAME)	(NAME)	
812 LEMONT DRIVE	480 JAMES ROBERTSON PARKWAY	MAP 51-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE 37219	PAR 56
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)--- *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

CHARLES F. CARE and wife, JOAN S. CARE,

have this day bargained and sold, and do hereby transfer and convey unto the said

TOMMY W. HART, and wife, PAULETTE H. HART, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Section Five, Gra-mar Acres, as of record in Book 2330, page 19, Register's Office for said County.

Said Lot No. 25 fronts 130 feet on the south side of Lemont Drive and runs back between lines, 371.3 feet on the easterly line and 397.1 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 88 feet.

Being the same property conveyed to Charles F. Care and wife, Joan S. Care, by deed from William W. Askins and wife, Margaret M. Askins, of record in Book 3434, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2345, page 519, said Register's Office; also subject to easement and setback lines as applicable and of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,200.00

Subscribed and sworn to before me, this the 23th day of August, 1972

Affiant Tommy W Hart

My commission expires: 5-10-75 (Affix Seal)

Notary Public W.K. Black

This is improved ( ) unimproved (X) property, known as 812 Lemont Drive, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

grantees, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 23d *day of* August, *19* 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles F. Care

Joan S. Care

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* CHARLES F. CARE and wife, JOAN S. CARE,

the within named 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* 23rd *day of* August, *19* 72.

Commission expires 5-10-75 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

Commission expires ..... *Notary Public*

AUG 31 72 CONV 27,200.00
AUG 31 72 S'TAX A* 70.72
AUG 31 72 PR'FEE A* .50
AUG 31 72 W'DEED A* 4.00 * 75.22

WARRANTY DEED

FROM
CHARLES F. CARE, ET UX

TO
TOMMY W. HART, ET UX

B 7 3 9 4 9

IDENTIF. REFERENCE

AUG 31 9 57 AM '72

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS