BOOK 4876 PAGE 798

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Susan Shepperson, unmarried

TO
Danny C. Hart Et Ux

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny C. Hart (NAME)	Guaranty Mortgage Company (NAME)	148-12
836 Irma Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	109
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

C82251

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

Dec 23 9 02 AM '74
FELIX Z. ROSCH JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,883.58 Danny C. Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 1974

Notary Public

MY COMMISSION EXPIRES: 1-22-78

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by DANNY C. HART and wife, REBECCA H. HART, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Danny C. Hart and wife, Rebecca H. Hart to pay the unpaid balance of a loan in the original amount of $15,000.00 secured by deed of trust of record in Book 4242, page 841, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

DEC23 CONV 19,883.58
SUSAN SHEPPERSON DEC23 S'TAX A* 51.74
DEC23 PR'FEE A* does 50
has *** have bargained ** sold, and by these presents do transfer and convey unto the said

DANNY C. HART and wife, REBECCA H. HART

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. 123 on the Plan of Debra Heights, Section Two, of record in Book 3700, page 39, Register's Office for said County.

SAID Lot No. 123 fronts 75.55 feet on the northerly margin of Irma Drive and runs back 202.61 feet on the westerly line and 200.0 feet on the easterly line to a rear line on which it measures 71.90 feet.

BEING the same property conveyed to Susan Shepperson by deed from Melvin B. Butler, Trustee of record in Book 4850, page 478, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Irma Drive and a 10-foot easement for public utility & drainage purposes along the rear and easterly lines of said lot; Restrictions of record in Book 3949, page 404, said Register's Office.

BOOK 4876 PAGE 799

WD-2

This is { unimproved / improved (X) } property, known as 836 Irma Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DANNY C. HART and wife, REBECCA H. HART their heirs and assigns, forever.

And I do covenant with the said DANNY C. HART and wife, REBECCA H. HART that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as of record.

And I, Susan Shepperson do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said DANNY C. HART and wife, REBECCA H. HART, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of December, 19 74

Susan Shepperson
SUSAN SHEPPERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Shepperson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 20 th day of December, 19 74

JOE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public.

Commission expires 1-31-78

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 .

, Notary Public.

Commission expires