WARRANTY DEED

Pl. Return to

DELTA TITLE COMPANY
SUITE 100 - 1100 KERMIT DRIVE
P. O. BOX 17351
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June, 1977

Notary Public

MY COMMISSION EXPIRES: 5-31-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Suite 303, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MAX K. HART et ux (NAME)	National Mortgage Company (NAME)	Map 43-5
312 Roosevelt Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	Par. 250
Madison, TN (CITY) (STATE) (P. O. ZIP)	Memphis, Tn., 38118 (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, ROBERT G. STONE and wife, ANNETTE L. STONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAX K. HART and wife, IRENE B. 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 west one-half (1/2) of Lot No. 17 of Block "B" on the Plan of Crestview Estates, of record in Book 843, page 81, Register's Office for said County.

Said Part of said lot fronts 78.7 feet on the southerly side of Roosevelt Street and runs back between parallel lines, parallel to and 78.7 feet west of Cedarcrest Avenue, 101 feet to a dead line.

Being the same property conveyed to Robert G. Stone and wife, Annette L. Stone by deed from Ruth N. Williams, a widow, of record in Book 4979, page 83, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to restrictive covenants of record in Book 2876, page 27 and Book 1082, page 552, plan of record in Book 843, page 81 and 1977 property taxes which the Grantees assume in full all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 312 Roosevelt Drive (House Number) (Street) Madison (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 hand s this 30th day of June, 1977

Robert G. Stone
ROBERT G. STONE

Annette L. Stone
ANNETTE L. STONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Robert G. Stone and wife, Annette L. Stone

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 30th day of June, 1977

Barbara Kulczycki
Notary Public

Commission Expires 5/31/81

BARBARA KULCZYCKI NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

STATE OF
_____ 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 purpose 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

E 13051

IDENTIF. REFERENCE

JUL 7 9 30 AM '77

FEE REGISTER DAVIDSON COUNTY, TENN.

JUL-77	CONV	20,700.00			
JUL-77	S'TAX		B*	53.82	
JUL-77	PR'FEE		B*	.50	
JUL-77	M'DEED		B*	4.00	* 58.32

WARRANTY DEED

FROM
ROBERT G. STONE and wife,
ANNETTE L. STONE

TO
MAX K. HART and wife,
IRENE B. HART

TITLE INSURED BY POLICY NUMBER:
43-013-5085F

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York