INSTRUMENT PREPARED BY JAMES [illegible]

WARRANTY DEED

ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Thomas Hart, Jr., Trustee	Same	116-3-93
4311 Glen Eden Dr. (NAME: / STREET ADDRESS OR ROUTE NUMBER)	(NAME: BOOK 5308 PAGE 30 / STREET ADDRESS)	7DA 09645
Nashville TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of the conveyance to the Grantor of certain property belonging to the Grantee, consisting of Lots 15 and 16 DOLLARS on the Plan of Hickory Plaza, Section Two, of record in Book 5200, page 68, Register's Office for Davidson County, Tennessee, which conveyance has been made concurrently herewith, I., Kermit C. Stengel, Jr., Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said L. Thomas Hart, Jr., Trustee, with full power to mortgage, sell, any beneficiary, his successors in trust transfer and convey without joinder of ~~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 southerly 95 feet of Lot No. 79 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, and described according to a survey of Hal R. Swann, Jr., dated October 18, 1976, as follows:

SAID part of Lot 79 fronts 95 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet, and by field measurement 198 feet to a dead line being the rear line of Lot 88 on said plan, and containing 18,810 square feet or 0.43 acres, more or less.

BEING the same property conveyed to Kermit C. Stengel Jr., Trustee, by deed from First American National Bank of Nashville, TN. as Trustee under the will of Rowena Thompson Washington, of record in Book 5113, page 294, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to State and Metropolitan taxes for the year 1978 which have been prorated between the parties. In addition, the property is occupied by a tenant under a month to month tenancy and the rentals for such tenancy have been pro-rated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 6th day of July, 19 78

L. Thomas Hart, Jr. Trustee
Affiant

Sue F. Humphrey
Notary Public

My commission expires: 4/18/82
(Affix Seal)

NOTARY PUBLIC HUMPHREY

This is (unimproved / improved (X)) property, known as 107 Kenner Avenue (House Number) (Street) Nashville P. O. Address: Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. Thomas Hart, Jr., Trustee, his successors in trust and assigns, *forever.*

And Grantor *do/covenant with the said* Grantee *that* he is *lawfully seized and possessed of said land in* has *fee simple; have a good right to convey it, and the same is unencumbered.,* except as set forth hereinabove.

And Grantor *do further covenant and bind* himself, his successors in trust and assigns, *to warrant and forever defend the title to the said land to the said* Grantee, his successors in trust *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* July, *1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenmit C. Stengel, Jr., Trustee

JUL-6 CONV 75,000.00
JUL-6 STAX B* 195.00
JUL-6 RECFEE B* .50
JUL-6 W'DEED B* 6.00 * 201.50

BOOK 5308 PAGE 32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sue F. Humphrey, a Notary Public in and for said County and State, the within named Kermit C. Stengel, Jr., 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 6th day of ~~June~~ July, 19 78

Sue F. Humphrey, Notary Public

SUE F. HUMPHREY NOTARY PUBLIC AT LARGE TENNESSEE STATE

Commission Expires 4/18/82

STATE OF
COUNTY OF

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

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

E 7.50 7.3

IDENTIFICATION REFERENCE

JUL 6 10 PM '78

FELIX Z. WILLIAMS REGISTER DAVIDSON COUNTY, TENN.