THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTY., SUITE 100, 4207 LEBANON RD., HERMITAGE, TENNESSEE (37076)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Gary Hart et ux, Claire Hart (NAME)	Cameron Brown Company (NAME)	3D-42658
117 Spring Valley Rd. (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road (STREET ADDRESS) BOOK 5945 PAGE 410	
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	Raleigh, N.C. 27609 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and with the agreement by Grantees that this property is conveyed subject to a Deed of Trust against same made by the Grantors dated November 17, 1980, in the amount of $53,500.00 and recorded in the Register's Office of Davidson County in Book 5681, page 814. The Grantees also hereby assume the obligation of Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Marshall Woodrow Estes and wife, Linda Joyce Estes, the Grantors

have bargained and sold, and by these presents do transfer and convey unto the said Gary Hart and wife, Claire 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 part of Lot No. 67 on the Plan of Donelson Meadows, Section 2, as of record in Plat Book 2133, Page 100 and 101, Register's Office, Davidson County, Tennessee.

SAID part of Lot No. 67 fronts 80 feet on the northeasterly side of Brookview Drive and runs back 218.9 feet on the northerly line and 230 feet on the southerly line to a dead line in the rear measuring 80.9 feet thereon.

BEING the same property conveyed to Marshall Woodrow Estes by deed of record in Book 4791, Page 65, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the easements and restrictions of record.

Grantor also conveys herewith the following personal property:

1. Dehumidifier
2. Two window unit air conditioners
3. All curtains & light fixtures
4. Downstairs refrigerator & stove

unimproved ( )
This is improved (X) property, known as 2160 Brookview Drive (House Number) (Street)
Nashville, Tennessee (City or Town) 37214 (Zip Code)
(P. O. Address)

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 4th day of October, 19 82.

Marshall W. Estes Marshall Woodrow Estes Linda Joyce Estes

GRANTORS: MARSHALL WOODROW ESTES LINDA JOYCE ESTES

Gary Hart Claire Hart

GRANTEES: GARY HART CLAIRE HART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5945 PAGE 411

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall Woodrow Estes and wife, Linda Joyce Estes and Gary Hart and wife, Claire Hart

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 4th day of October, 1982.

My commission expires 10-17-82 Notary Public David R. Kennedy

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,213.16

This is equal to or greater than the property would bring at a fair and voluntary sale.

Marshall W. Estes

Sworn to and subscribed before me
this 4th day of October, 1982.

My commission expires 10-17-82 Notary Public David R. Kennedy

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY, SUITE 100, 4207 LEBANON RD., HERMITAGE, TN (37076)

Name Address

H I T 2 3 7

IDENTIF. REFERENCE

RUSH

OCT 4 1 34 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1004 157 '82 CHECK

WARRANTY DEED

FROM

MARSHALL WOODROW ESTES
and wife,
LINDA JOYCE ESTES

TO

GARY HART
and wife,
CLAIRE HART

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5945 PAGE 412

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58213.16- CO	
			151.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	157.82-
			2324A10/04/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H I I 2 3 7.

IDENTIF. REFERENCE

OCT 4 1 34 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 903071