This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James R. Hart | First Investment Company | |
| (NAME) | (NAME) | |
| 1130 Oman Drive | P.O. Box 749 | MAP 159 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Brentwood Nashville, Tennessee ~~37203~~ 37027 | Columbus, Ohio 43216 | PARCEL 58 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BOOK 6558 PAGE 180

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by James R. Hart and wife and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Elaine Crockett Young, and, Robert Young, wife and husband

*have this day bargained and sold, and do hereby transfer and convey unto the said* James R. Hart, and wife, Linda F. Hart

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.*

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, June 1, 1954, as follows:

Beginning at a point in the center of Oman Memorial Drive at the southeast corner of a 1.33 acre tract of land conveyed to Andrew E. Price and wife, of record in Book 2280, page 424, Register's Office for said County, said point being 665 feet easterly from the intersection of the center line of said Drive and the center line of Granny White Pike; thence with the eastern boundary line of said Price Property; north 11 deg. 58' west 318.6 feet to the northeast corner of said Price Property; said point being in the southern boundary line of the Eddy Arnold Property; thence with said Arnold's line, north 68 deg. 35' east 238 feet to an iron pin; thence south 11 deg. 58' east 355.5 feet to the center of said Drive; thence with the center of said Drive, south 78 deg. 02' west 235 feet to the beginning.

Being the same property conveyed to Edward Neal Fulton and wife, Elaine Crockett Fulton, by deed from Paul W. McCluskey and wife, Mavis R. McCluskey, of record in Book 5198, page 573, Register's Office for said County, the said Edward Neal Fulton and Elaine Crockett Fulton having since divorced by Order of record in Minute Book 28B, page 1552, Sixth Circuit Court for Davidson County, Tennessee. By said Order Elaine Crockett Fulton was restored to her maiden name of Elaine Crockett and has since remarried, now being Elaine Crockett Young., and the said Edward Neal Fulton having conveyed (cont. on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 119,708.00

Subscribed and sworn to before me, this the 15th day of May 19 85

Affiant Linda F. Hart

My commission expires: 4-20-86 (Affix Seal)

Notary Public Cynthia B. Albrecht

1130 Oman Drive, Brentwood, Nashville, Tennessee ~~37203~~ 37027

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.*

*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.*

*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* 15th *day of* May *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elaine Crockett Young

Elaine Crockett Young

Robert Young

05/16 318.64-

3612

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Elaine Crockett Young and, Robert Young, wife and husband

*the within named bargainor*, *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 *this* 15th *day of* May, *19* 85

Cynthia B. Albrecht

*Commission expires* 4-20-86

B. ALBRECHT NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE STATE OF TENNESSEE

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* .....

(continued) all his right, title and interest in the property to Elaine Crockett Young by quitcliam deed of record in Book 6545, page 63, said Register's Office.

FELIX Z. MILLSON JR. REGISTER DAVIDSON COUNTY, TN
MAY 16 9 41 AM '85

IDENTIF. REFERENCE

J 0 5 2 6 3

**WARRANTY DEED**

FROM
Elaine Crockett Young etal

TO
James R. Hart etux

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

119900.00- CAMT.
311.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.24-
8612A05/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 5 2 6 9

IDENTIF. REFERENCE

MAY 16 9 41 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135277