THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Roger A. Hart<br>Lot 146 Grandview Heights<br>Nashville, Tennessee | SAME | 6DA-24060<br>118-8-29 |

pd 4

BOOK 6565 PAGE 188

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clara H. Williams, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roger A. Hart and wife, Karynn A. Hart hereinafter called the Grantee, Grantee's 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. 146 on the plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

SAID Lot No. 146 fronts 50 feet on the northeasterly margin of Winford Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Granville E. Williams, Jr. and wife, Clara H. Williams by deed from Rex L. Adams and wife, Mary Ann Adams, of record in Book 5892, page 698, said Register's Office. Granville E. Williams, Jr. and Clara H. Williams have since been divorced by Final Decree of the Fourth Circuit Court, Doc. No. 83D-1265 in Minute Book 131C, page 2631, Circuit Court Clerk's Office for said County. Said decree vests subject property to Clara H. Williams.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

J 07.5.27

IDENTIF. REFERENCE

MAY 24 3 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as Lot 146 Grandview Heights, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of May, 1985.

Clara H. Williams

CHECK

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 24th day of May, 1985, before me personally appeared Clara H. Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: Nov. 1, 1987

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

BOOK 6565 PAGE 189

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 13,250.00 .

Roger A. Hart
Affiant

Subscribed and sworn to before me, this the 24th day of May, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

**WARRANTY DEED**

from:
Clara H. Williams, unmarried

to:
Roger A. Hart and wife, Karynn A. Hart

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**

**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
**Nashville, Tennessee 37215-0157** dp
(TN-23660)

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

RECEIVED OF _____

FOR _____

BOOK 6565 PAGE 190

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

13250.00- CAMT.
34.32 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 40.82-
1363A05/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O 7:5: 2 7:

IDENTIF. REFERENCE

MAY 24 3 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137960