File Box 43

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,693.73

x Steven A. Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 85.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC., One Union Street, Nashville, Tenn. 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Ashley Hart et ux (NAME)	Wachovia Mortgage Company (NAME)	4D-00026
1428 Autumn Knoll (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	86-8
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Winston Salem, N. C. 27102 (CITY) (STATE) (ZIP)	#28

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, Dan R. Short and wife, Sharon Short and Dan W. Short and wife, Martha O. Short

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVEN ASHLEY HART and wife, CINDY LEE 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:

BEING Lot No. 123 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Page 517, Register's Office for Davidson County, Tennessee.

SAID Lot No. 123 fronts 65 feet on the southerly margin of Autumn Knoll and extends back 171.45 feet on the easterly line and 170 feet on the westerly line to a broken line in the rear measuring 71.25 feet thereon.

BEING the same property conveyed to Dan R. Short and Dan W. Short and wife, Martha O. Short by deed from Randall Phillips Builders, Inc., of record in Book 6305, Page 17, Register's Office for Davidson County, Tennessee.

Sharon Short, wife of the above named Dan R. Short, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This conveyance is subject to any and all restrictions and easements of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6305, Page 20, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 1428 Autumn Knoll (House Number) (Street) Hermitage, TN 37076 (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 hands this 14th day of June, 1985.

x Dan R. Short
Dan R. Short

x Dan W. Short
Dan W. Short

x Sharon Short
Sharon Short

x Martha O. Short
Martha O. Short

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan R. Short and wife, Sharon Short and Dan W. Short and wife, Martha O. Short or proved to me upon the basis of satisfactory evidence, 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 14th day of June 1985

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

J. 1. 3. 5. 6. 8.

IDENTIF. REFERENCE

JUN 17 2 39 PM '85

FILED & RECORDED
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Dan R. Short et ux Sharon Short
and
Dan W. Short et ux Martha O. Short

TO

Steven Ashley Hart et ux Cindy Lee Hart

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

66693.73- CAMT.
173.42 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 179.92-
8931A06/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1. 3. 5. 6. 8.

IDENTIF. REFERENCE

JUN 17 2 39 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 145343