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B0710

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,458.64

Helen Anita Heitgerd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 1985.

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Anita Heitgerd (NAME)	Shearson Lehman Mortgage Corporation (NAME)	23W 06560
1915 Holly Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1201 (STREET ADDRESS)	083-14-0 022.00
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	San Bernardino CA 92402 (CITY) (STATE) (ZIP)	

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, Lawrence Howard Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Anita Heitgerd

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Richardson Place Subdivision, of record in Book 547, page 135, Register's Office for said County.

Said Lot No. 23 fronts 60 feet on the northerly margin of Holly Street and extends back 172 feet on the easterly line and 172 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Lawrence H. Hart and wife, Ida Lucinda Hart by deed from Walter Henry Morgan, Jr., Helen Ruth Snell, Beulah Ann Shumate, Forrest Moody Morgan and Alonzo F. Morris of record in Book 5264, page 833, said Register's Office. Lawrence H. Hart and wife, Ida Lucinda Hart having since divorced, conveyed all their interest to Karen L. Troup. Karen L. Troup, Trustee conveyed all interest to Lawrence Howard Hart in Deed Book 5513, page 102 said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 936, page 776 said Register's Office and to the matters set forth in the above referenced plan of record.

Maryjane K. Hart, wife of Lawrence Howard Hart, joins in this conveyance for the purpose of conveying any interest she may have in the subject property by reason of her marital rights.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5264, page 835, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1915 Holly Street (House Number) (Street) Nashville, TN 37206 (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 25th day of July, 19 85

Lawrence Howard Hart

Maryjane K. Hart

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Lawrence Howard Hart and wife, Maryjane K. Hart

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 25th day of July, 1985

NOTARY PUBLIC

My commission expires:

7-18-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Lawrence Howard Hart and wife, Maryjane K. Hart

TO

Helen A. Heitgerd

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIF. REFERENCE

J 2 4 3 0 0

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

JUL 29 3 25 PM '85

OFFICIAL RECEIPT

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

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RECEIVED OF _____

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
			59488.64-	
			154.70	
			.50	
			6.00	
				151.20-
2228A07/29/85			.01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 3 0 0 1

IDENTIF. REFERENCE

JUL 29 3 25 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 158323