WARRANTY DEED

BOOK 6633 PAGE 929

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EQUITABLE RELOCATION MGT. FIVE PENN PLAZA 461 8th Avenue, Suite 1600 New York, New York 10001	TENNESSEE HOUSING DEV. CO. c/o THIRD NATIONAL MORTGAGE CO. (NAME) P. O. BOX 2628 (STREET ADDRESS) NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	Map 25-8 Parcel - Z

THIS INDENTURE, made and entered into this 16th day of August, 1985, by and between

Minnie E. Hart
215 Rosehill Drive
Goodlettsville, TN 37072

party of the first part, and

Douglas E. Garton and wife, Sharon K. Garton

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Goodlettsville County of Davidson State of Tennessee,

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Ranchwood Estates, Section One, as of record in Book 2900, page 125, Register's Office for said County.

Said Lot No. 86 fronts 145 feet on the north side of Rosehill Drive and extends back between lines 278.5 feet to a dead line in the rear on which it measures 144.29 feet.

Being the same property conveyed to Tom M. Hart and wife, Minne E.Hart by deed of record in book 4779 page 473, Davidson County Tennesee. The said Tom M. Hart having since died.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except covenants, conditions and restriction of record.

AUG 20 8 27 AM '85
FELIX W. LONG REGISTER
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
2 7 8

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Minnie E Hart
Minnie E. Hart

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Minnie E. Hart to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26 day of June 1985.

My commission expires 4-17-88

A. C. Sloan
NOTARY PUBLIC AT LARGE
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $57,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Minnie E. Hart
Affiant Minnie E. Hart

Subscribed and sworn before me this 26 day of June, 1985

A. C. Sloan
NOTARY PUBLIC AT LARGE
My Commission Expires 4-17-88

PROPERTY ADDRESS:
215 Rosehill Drive
Goodlettsville, TN 37072

F 1890

Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103

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
			5730%.CO- CA1T.	
			148.90 CSTAX	
			.50 PRFEE	
			6.00 WDCRD	
			CHECK 155.40-	
			8930A08/20/85 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29788

IDENTIFICATION REFERENCE

AUG 20 8 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164848