THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: John B. Arlt, Jr. and wife,
Mary P. Arlt

BOOK 6635 PAGE 5

TO: John M. Hurt, III

ADDRESS NEW OWNER:
John M. Hurt, III
836 Heritage Trail
Hermitage, TN 37076

SEND TAX BILLS TO:
Regency Mortgage Inc.
260 Regency Court
Waukesha, Wisconsin
53186

MAP AND PARCEL NUMBER: 75-1-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 Dollars ($10.00), cash in hand paid by John M. Hurt, III, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, John B. Arlt, Jr., and wife, Mary P. Arlt, have bargained and sold, and by these presents do transfer and convey unto the said John M. Hurt, III, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 94 on the Plat of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 80.0 feet on the southwesterly margin of Heritage Trail and runs back between parallel lines 135.0 feet to a rear line which measures 80 feet thereon.

Being the same property conveyed to John B. Arlt, Jr., and wife, Mary P. Arlt, by deed from F.H.& S. Investments of record in Book 5432, page 452, Register's Office for said County.

This is improved property, known as 836 Heritage Trail, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said John M. Hurt, III, his heirs and assigns, forever.

And we do covenant with the said John M. Hurt, III, 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, except for 1985 real property taxes which have been prorated between the parties and assumed by Grantee.

And we, John B. Arlt, Jr., and wife, Mary P. Arlt, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John M. Hurt, III, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of August, 1985.

John B. Arlt, Jr.
by Richard D. Bird Attorney-in-fact
John B. Arlt, Jr., by Richard D. Bird,
Attorney-in-Fact

Mary P. Arlt
by Richard D. Bird, Attorney-in-fact
Mary P. Arlt, by Richard D. Bird,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared Richard D. Bird, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John B. Arlt, Jr., and wife, Mary P. Arlt, and acknowledged that he executed the same as the free act and deed of said John B. Arlt, Jr., and wife, Mary P. Arlt, being authorized so to do.

Witness my hand and seal, this 15th day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 10-14-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 63,500.00

John Mason Hunt III
AFFIANT

Subscribed and sworn to before me this 15th day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 10-14-85

30079

IDENTIFICATION REFERENCE

AUG 21 8 04 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

63500.00- CAMT.
165.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 171.60-
9275A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30079

IDENTIFICATION REFERENCE

AUG 21 8 04 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165184