BOOK 6928 PAGE 814

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Cleander C. Hartman, Sr. 296 Highland Heights Drive Goodlettsville, Tn. 37072	Same as new owner	Map 25-15 Parcel 32 GO-20205

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, EVERETTE R. GADDY, a single man, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said CLEANDER C. HARTMAN, SR. and wife, BERTIE B. HARTMAN, hereinafter referred to as 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. 119 on the Plan of Solitude Acres, Section 1, Part II, of record in Book 4175, page 8, Register's Office, Davidson County, Tennessee.

Said Lot fronts 170 feet on the westerly side of Highland Heights Drive and run back between parallel lines 260 feet to a dead line.

Being the same property conveyed to Everette E. Gaddy and wife, Delores R. Gaddy, by deed from Hubert L. Worrell, a single person, of record in Book 4279, page 996, Register's Office, Davidson County, Tennessee, the said Delores R. Gaddy having since died, property vests solely in Everette E. Gaddy as surviving tenant by the entirety.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1986 State, County and City of Goodlettsville taxes, a lien, prorated between the parties and assumed in full by the Grantees.

2. The Plan of record in Book 4175, page 8, said Register's Office, shows Owner's Certificate, 100 foot setback line from Highland Heights Drive, 10 foot easement for utility and drainage along rear line, and TVA right of way running across the middle of lot as shown on said plat.

3. Easement for right of way to TVA in Book 3248, page 58, said Register's Office.

4. Easement for sanitary sewers to City of Goodlettsville in Book 5818, page 747, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

WITNESS my hand on this the 23rd day of July, 1986.

24675

IDENTIFICATION REFERENCE

Jul 25 10 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Everette E. Gaddy
EVERETTE E. GADDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EVERETTE E. GADDY, a single person, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 23rd day of July, 1986.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Bertie B Hartman
Affiant

Sworn to and subscribed before me, this the 23rd day of July, 1986.

DIANE M. CATHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 6928 PAGE 816

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

125000.00- CAMT.
350.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 356.50-
2091A07/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2467.5

IDENTIFICATION REFERENCE

Jul 25 10 34 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275361