BOOK 6995 PAGE 472

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,683.43

G. Bruce Hartmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. Bruce Hartmann (NAME)	Metropolitan Federal (NAME)	MAP 150-9
3239 Louann Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 10, 618 Grassmere Park (STREET ADDRESS)	PARCEL 140
Nashville, TN 37217 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	2D-74361

FOR AND 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, A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. Bruce Hartmann and wife, Nancy L. Hartmann

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. 17-A Zone Lot Division of lots 15-18, Cherry Hills, Section 12 of record in Plat Book 6200, page 342, Amending Plat Book 6250, page 174 & 175, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Being part of the same property conveyed to A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook of record in Book 6595, page 43, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Plat Book 6200, page 342 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by John Cook and wife, Virginia S. Cook and A. J. Johnson and wife Gail Johnson, to Metropolitan Federal Savings & Loan, dated December 3, 1985, with a present unpaid balance of approximately $59,583.43, of record in Book 6726, page 535, and rerecorded in Book 6782, page 690, which the Grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (XX) property, known as 3239 Louann Drive, Nashville, TN 37217
(House Number) (Street) (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 hand S this 22nd day of September, 19 86

A. J. Johnson

Gail Johnson

John Cook

Virginia S. Cook

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 A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook

the bargainor s, 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 22nd day of September, 19 86

Commission expires Sept. 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook

TO

G. Bruce Hartmann and wife, Nancy L. Hartmann

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

4.79 0.1

IDENTIFICATION REFERENCE:

OCT 1 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6995 PAGE 474

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
			74683 A 3	CANT
			209.16	CSTAX
			.50	PRFE
			6.00	WDF
				CHECK 215.66
			0574A10/06/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47901

IDENTIFICATION REFERENCE

OCT 1 8 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301236