BOOK 8002 PAGE 483

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,600.00

Gary Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 19 89.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Gary L. & Claire Hart (NAME)	Same (NAME)	Map 85-7
2621 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 69
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	3DZ-104378

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. Sandra K. Carter now Sandra K. Carter Howell, unmarried, and Joyce Carter as to her life estate HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Hart and wife, Claire Hart

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. 180 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the southerly margin of Dedham Drive at the corner of Lots No.179 and 180; thence with said Drive in a northwesterly direction, 96.78 feet to a monument; thence around a curve in a westerly direction, 39.72 feet to a monument in the southeasterly margin of Stafford Drive; thence along said drive in a southwesterly direction 98.97 feet to the corner of Lot Nos. 180 and 181; thence in a southeasterly direction along the line of said Lots, 156.2 feet to the corner of said Lot No. 179; thence with the line between Lots No. 179 and 180 in a northeasterly direction 152.6 feet to the point of beginning.

BEING the same property conveyed to Harvey L. Anderson and wife, Edith D. Anderson by deed from Carl Batson and wife, Betty H. Batson. Harvey L. Anderson having since died. Being the same property conveyed to Sandra K. Carter as devisee of the Will of Edith D. Parrish of record in Will Book 158, page 691, Probate Court for Davidson County, Tennessee, with a life estate retained by Joyce Carter. Sandra K. Carter is now Sandra K. Carter Howell. Edith D. Anderson and Edith D. Parrish are one and the same person.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County, for Sanitary Sewers and/or storm drainage of record in Book 5166, page 760, Register's Office for Davidson County, Tennessee.

Taxes for 1989 have been pro-rated and paid.

unimproved ( )
This is improved (XX) property, known as 216 Dedham Drive (House Number) (Street) Nashville, TN 37214 (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 Whereever 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 8th day of December, 19 89

Sandra K. Carter Howell
Sandra K. Carter Howell

Joyce Carter
Joyce Carter

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 8002 PAGE 484

Personally appeared before me, Sandra K. Carter Howell and Joyce Carter
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this 6th day of December 19 89.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Sandra K. Carter Howell

TO
Gary L. Hart and wife,
Claire Hart

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

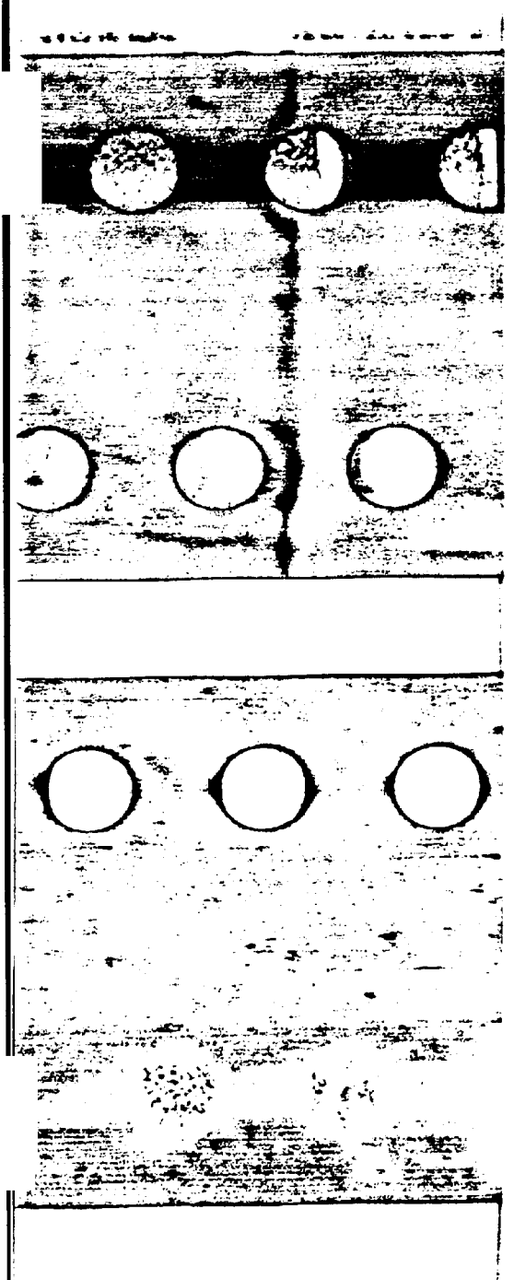
83357

IDENTIF. REFERENCE

Dec 11 12 04 PM '89

FELIX A. ... DAVIDSON COUNTY TN.

3533 12/11 0101 03CHECK 203.68



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8002 PAGE 485

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 59600.00
CON TX 196.68
PRFEE 1.00
WDEED 6.00
TOTAL 203.68
CHECK 203.68

12/11/89 01 12:02 0001 3533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88357

IDENTIF. TREFERENCE

Dec 11 12 04 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 275001