This Instrument Prepared By:

Daniel W. Small
Attorney At Law
1749 Mallory Lane
Suite 210
Brentwood, Tennessee 37027

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
R. Rick Hart 111 Blackburn Avenue Nashville, Tennessee 37205	SAME	Map-Par 130-01-0-0185

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of all of which are hereby acknowledged, KATHERINE H. SMITH, an unmarried woman, the Grantor herein, has bargained and by these presents do transfer and convey unto R. RICK HART, an unmarried man, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 113 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, page 94 and 95, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 113 fronts 60 feet on the northeasterly side of Blackburn Avenue and runs back 180 feet on the northwesterly line and 185 feet on the southeasterly line, to a private park for the exclusive use of the owners of Lots Nos. 108 to 120 inclusive and Lot No. 122, and shows 60.2 feet on said park.
>
> BEING the same property conveyed to Katherine H. Smith, unmarried by deed from Michael J. Philbin, Trustee of record in Book 5504, Page 81, Register's Office for Davidson County, Tennessee, and by Deed of Record in Book 4645, page 940, said Register's Office.

This is improved property known as 111 Blackburn Avenue, Nashville, Tennessee 37205.

TOGETHER WITH all buildings, structures and improvements located on or attached to said property, including without limitation the dwelling presently located and affixed on the property.

TO HAVE AND TO HOLD the said tract or parcel of land and the buildings, structures and improvements located thereon, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor does

covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for one certain mortgage lien to be repaid by Grantor from the proceeds hereof, and except for current taxes and restrictions and easements of records. The Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of June, 1994.

Katherine H. Hodge
KATHERINE H. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel W. Small, a Notary Public of said county, KATHERINE H. SMITH, the within named bargainor, 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 15th day of June, 1994.

DIANE W. EAKIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Diane W. Eakin
Notary Public

My Commission Expires: ~~11-26-94~~

My Commission Expires MAY 25, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $112,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. Rick Hart
R. Rick Hart

DIANE W. EAKIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me, this 15th day of June, 1994.

Diane W. Eakin
Notary Public

My Commission Expires: ~~11-26-94~~

My Commission Expires MAY 25, 1996

RR_Hart.WD

94 JUN 15 PM 4:07
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

61438
IDENTIF. ↑ REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

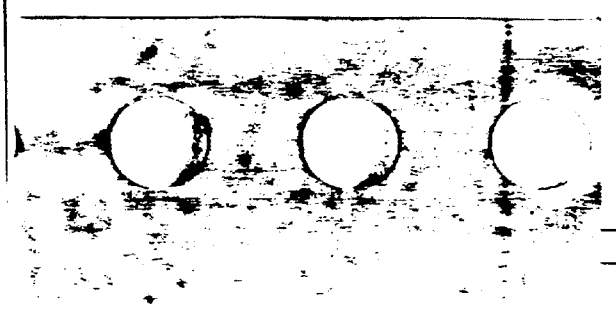
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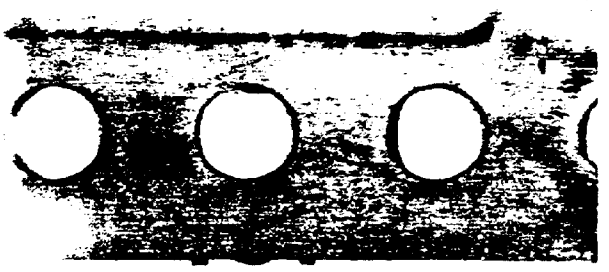
FOR _____

BOOK 9379 PAGE 508

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





CAMT
112000.00
CON TX 414.40
PRFEE 1.00
WDEED 8.00
TOTAL 423.40
CHECK 423.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/94 01 16:08 0001 6519

61438
IDENTIF. ↑ REFERENCE

94 JUN 15 PM 4:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803253