17189

File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9545 PG 537
94 DEC 14 PM 1:43
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

#12921

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILIP HERTIK (NAME)	NEW OWNER (NAME)	Map 104-14-G
37 Erwin Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 6
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FN 7DA92851

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, S. KEITH TARTER AND WIFE, ROBIN L. TARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP HERTIK AND WIFE, AMBER HERTIK

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of (Revised) Whitworth Phase 01, as of record in Plat Book 7900, pages 140-144, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to S. Keith Tarter and wife, Robin L. Tarter by deed from W. Scott West and wife, Monica H. West of record in Book 8748, page 176, said Register's Office.

This conveyance is made subject to: (1) Covenants, Conditions, and Restrictions of record in Book 8026, page 305, and in Book 8282, page 45; (2) Charter of record in Book 8090, page 691, amended in Book 8283, page 523; (3) Easements of record in Book 3467, page 194, Book 3505, page 338, and Book 7868, page 959; and (4) All matters appearing on the Plan of record in Plat Book 7900, pages 140 thru 144, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 37 Erwin Court, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 9th day of December, 19 94

S. Keith Tarter
S. KEITH TARTER

Robin L. Tarter
ROBIN L. TARTER

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF WAYNE

BOOK 9545 PG 538

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, S. KEITH TARTER AND WIFE, ROBIN L. TARTER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes ~~therein~~ contained.

Witness my hand at office, this 9th day of December, 19 94.

My commission expires 3-21-95 Notary Public Ithear Gandy

ITHEAR GANDY
Notary Public, Oakland County, MI
My Commission Expires Mar. 21, 1995
Acting in Wayne County, MI

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 1994.

MY COMMISSION EXPIRES: May 23, 1996

NOTARY PUBLIC

NOTARY PUBLIC STATE AT LARGE

~~STATE OF TENNESSEE~~) MICHIGAN
~~COUNTY OF DAVIDSON~~) WAYNE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 444,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 19 94.

MY COMMISSION EXPIRES: 3/21/95
(AFFIX SEAL)

Notary Public

ITHEAR GANDY
Notary Public, Oakland County, MI
My Commission Expires Mar. 21, 1995
Acting in Wayne County, MI

WARRANTY DEED

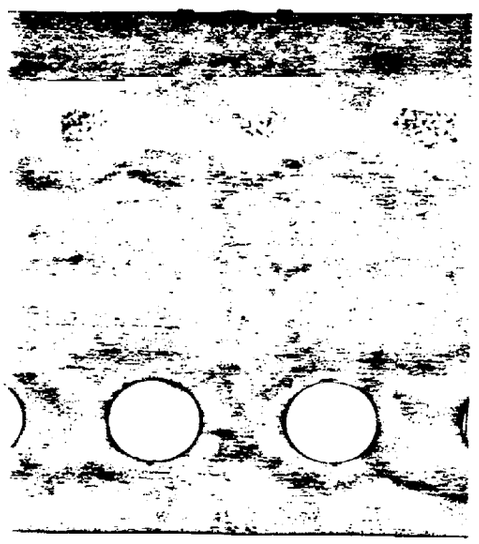
FROM S. KEITH TARTER AND WIFE, ROBIN ~~L. TARTER~~

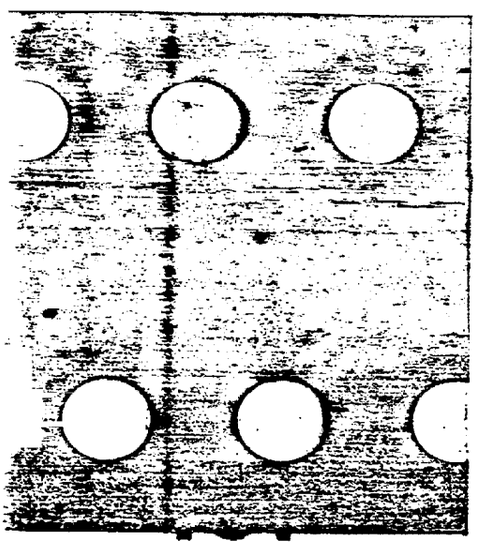
TO PHILIP HERTIK AND WIFE, AMBER ~~HERTIK~~

3059 12/14 0101 03CHECK 1451.00

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9545 PG 539

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	
				444000.00
			CON TX	1642.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1651.80
			CHECK	1651.80
12/14/94	01		13:44 0001	3059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17189
IDENTIF. ↑ REFERENCE

94 DEC 14 PM 1:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863018