21780

BOOK 9590 PAGE 620

IDENTIFICATION REFERENCE

DEC 30 PM 2:54

Property Owner:
DAVID LYNN HART

Address: 2320 Revere Place
NASHVILLE, TN 37214

Person or entity responsible for payment of real property taxes:
ABE F. HART, JR.

Address:
Rt. # 1, Box 317, Watauga, TN 37694

PREPARED BY:
SAM J. LAPORTE
Attorney At Law
Suite 301, One Citizens Plaza
Broad Street & Lynn Avenue
Elizabethton, TN 37643

94-15
81

WARRANTY DEED

THIS INDENTURE, made this the 28th day of Dec, 1994, between **ABE F. HART, JR. and wife, HELEN RUTH HART** of the first part and **DAVID LYNN HART** of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration to them in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said party of the second part a Twenty Per Cent (20%) undivided interest in and to the following described premises to-wit:

> Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Castlewood Estates, Section I, as of record in Book 2331, Page 72, Register's Office for said County.
>
> Said Lot No. 37 fronts 150 feet on the northwesterly side of Revere Place, and runs back 262.1 feet on the northeasterly line and 240.6 feet on the southwesterly line to a dead line in the rear, measuring 25 feet thereon.
>
> AND BEING the same property conveyed to Abe F.

SAM J. LAPORTE
ATTORNEY AT LAW
SUITE 301
ONE CITIZENS PLAZA
BROAD STREET &
LYNN AVENUE
ELIZABETHTON, TN
37643
TELEPHONE

Hart, Jr. and wife, Helen Ruth Hart by Warranty Deed from Owen O. Kuykendall and wife, Mildred R. Kuykendall dated the 5th day of December, 1958 and of record iin Book 2858, Page 367, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead therein.

IT IS THE INTENT of the Grantors herein that the interest of the Grantee herein, when combined with prior interests heretofore conveyed to the Grantee, (See Book 7992 Page 684) AFH shall have a combined total undivided interest in the herein referenced property of Thirty Percent (30%).

TO HAVE AND TO HOLD the said premises to the said party of the second part, his heirs and assigns forever in fee simple.

And the said parties of the first part for themselves, their heirs, executors and administrators do hereby covenant with the said party of the second part, his heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed, and that they have full power, authority and right to convey the same; that said premises are free from all liens and encumbrances, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

SAM I. LaPORTE
ATTORNEY AT LAW
SUITE 309
ONE CITIZENS PLAZA
BROAD STREET &
LYNN AVENUE
ELIZABETHTON, TN
37643
TELEPHONE

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Parcel Identification Number assigned by the County Assessor:
Map 84-1b
Group
Parcel 081.00

Abe F Hart Jr.
ABE F. HART, JR.

Helen Ruth Hart
HELEN RUTH HART

STATE OF TENNESSEE

COUNTY OF Carter

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named bargainers, **ABE F. HART, JR.** and **HELEN RUTH HART** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 28th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: February 4, 1998.

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OR THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 13,780.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR VOLUNTARY SALE.

David Lynn Hart
AFFIANT

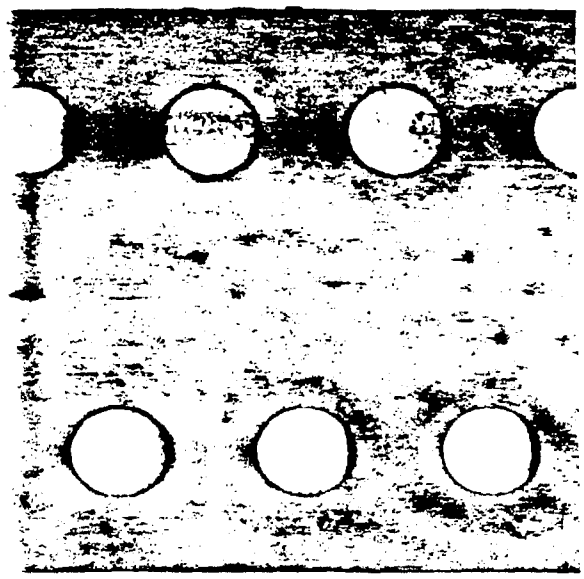
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF Dec., 1994

B. Edwards
NOTARY PUBLIC

~~MY COMMISSION EXPIRES~~ Exp. Reg.

SAM J. LAPORTE
ATTORNEY AT LAW
SUITE 301
ONE CITIZENS PLAZA
BROAD STREET & LYNN AVENUE
ELIZABETHTON, TN 37643
TELEPHONE

RECEIVED FOR RECORD DEC 30 P 1:47 64.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

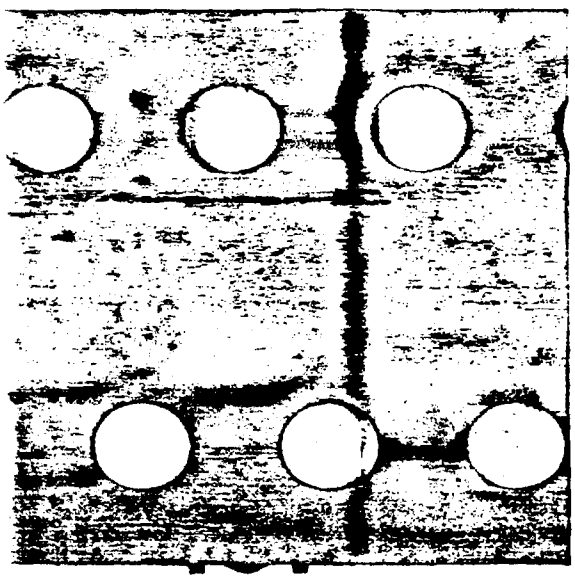
RECEIVED OF _____

FOR _____

BOOK 9560 PG 623

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



21780
IDENTIF. & REFERENCE

94 DEC 30 PM 2:54

DAVIDSON CO. TN.

CAMT 13780.00
CON TX 51.06
PRFEE 1.00
WHEEL 12.00
TOTAL 64.06
CHECK 64.06

12/30/94 01 14:53 0001 8073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 867957