BOOK 9570 PG 978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES 3-23-96
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LARGE

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP - PARCEL NUMBERS |
|---|---|---|
| RONALD J. HART (NAME) | Molton, Allen + Williams Corp. (NAME) | Map 96-15 |
| 3208 Jonesboro Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 10025 (STREET ADDRESS) | Parcel 59 |
| Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP) | Birmingham AL 35202-0025 (CITY) (STATE) (ZIP) | |

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, WE, RESIDENTIAL SERVICES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD J. 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

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Hickory Bend, Section 3, as of record in Plat Book 3600, page 42, Register's Office for said County.

Said Lot No. 66 fronts 63.00 feet on the northerly side of Jonesboro Drive and runs back 163.5 feet on the westerly line and 168.0 feet on the easterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Residential Services, Inc. by deed from Thomas O. Kingsmill and Dianalea G. Kingsmill of record in Book 6425, page 137, Register's Office for Davidson County, Tennessee.

**A portion of the consideration recited herein** is the assumption by the Grantee of the outstanding principal balance of a Promissory Note originally executed by THOMAS O. KINGSMILL and wife, DIANALEA G. KINGSMILL dated May 11, 1978 in the original principal sum of $47,900.00 and the further assumption of the Deed of Trust securing the same of record at Book 5286, page 43, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3208 Jonesboro Drive, Nashville, TN 37214
(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 my hand this 6th day of JANUARY, 19 95

RESIDENTIAL SERVICES, INC.

Charles E. McLeroy Executive Director

BY: CHARLES E. LeROY, JR., Executive Director

STATE OF TENNESSEE
Davidson County

BOOK 9570 PG 979

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

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of 19_____

_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

TO

25256

IDENTIF. & REFERENCE

PICK-UP

95 JAN 13 PM 1:01

CLERK & MASTER
DAVIDSON COUNTY, TN.

1937 01/13 0101 03CHECK 312.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

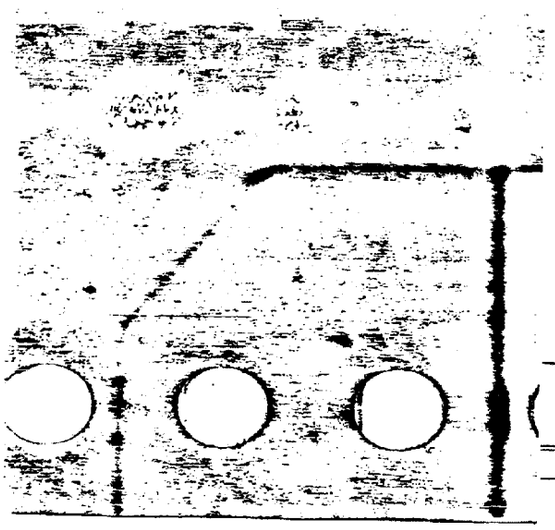
PERSONALLY appeared before me, THE UNDERSIGNED, a Notary Public of said County and State, **CHARLES E. McLEROY, JR.** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Director of theRESIDENTIAL SERVICES, INC., the within named bargainor, a Corporation and that he as such Executive Director being authorized to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by the said CHARLES E. Mc LEROY, JR. as such Executive Director.

WITNESS my hand at office in Nashville, TN this 6th day of January 1995.

My Commission Expires: 3-23-96

NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE



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

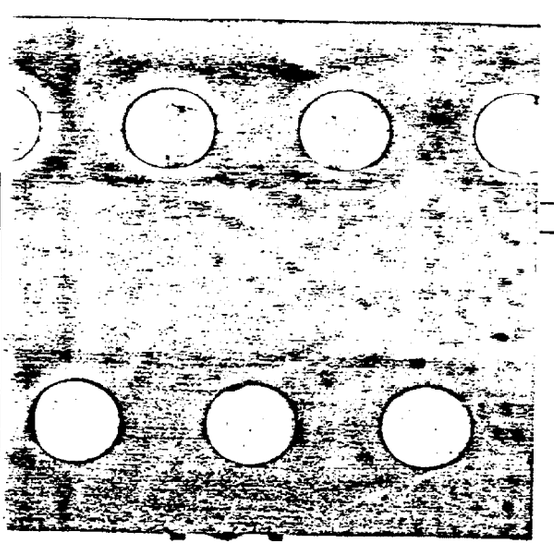
RECEIVED OF _____

FOR _____

BOOK 9570 PG 980

| | | |
|---|---|---|
| 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 82000.00
CON TX 303.40
PRFEE 1.00
MISC 8.00
TOTAL 312.40
CHECK 312.40

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

01/13/95 01 13:01 0001 1937

25256
IDENTIF. ↑ REFERENCE

95 JAN 13 PM 1:01
DAVIDSON COUNTY, TN.

**No.** 871776