BOOK 9574 PG 421

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 1/23/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Hart	SAME	83-4-74
(NAME) 2402 Pafford Dr	(NAME)	FIELD BOOK NO.
(ADDRESS) Nashville TN 37214	(ADDRESS)	15DA 37055
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Bobby Justice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary 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:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 65 fronts 75 feet on the southerly side of Pafford Drive and runs back 171.7 feet on the easterly line and 172.2 feet on the westerly line, to a dead line, which is a broken line, measuring 97 feet thereon.

Being the same property conveyed to Bobby Justice and wife, Leola Justice by deed from Lestus W. Gregory and wife, Irene E. Gregory of record in Book 5217, page 906, Register's Office for Davidson County, Tennessee. The said Leola Justice having since died, said property vested in Bobby Justice as the surviving tenant by the entirety.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1995 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.
Map and Parcel 83-4-74; Field Book No. 15DA 37055

All matters appearing on the Plan of Rosebank Park of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

Temporary Construction Easement to the City of Nashville of record in Book 3458, page 100, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2402 Pafford Drive, Nashville, Tennessee 37206
(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 18th day of January 19 95

Bobby Justice
Bobby Justice

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

the bargainor _____, 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. Witness my hand and official seal at Franklin, Tennessee, this 18th day of January, 1995.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

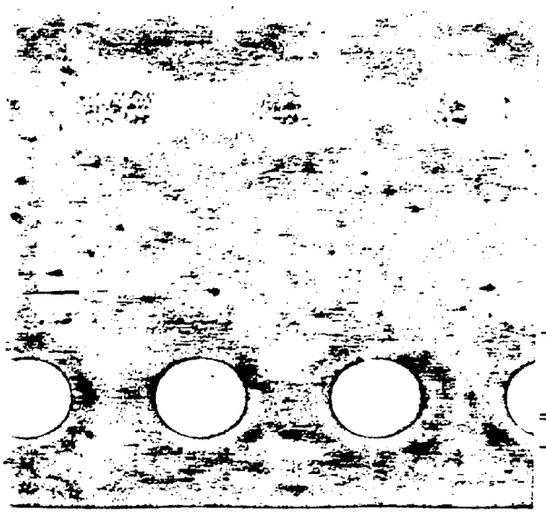
Notary Public

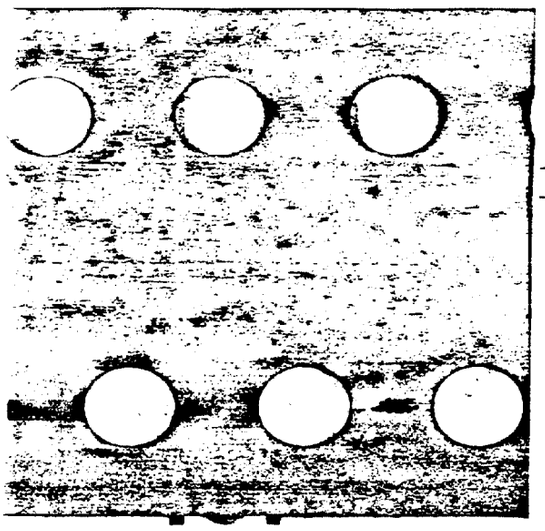
26543

IDENTIFICATION REFERENCE

93 JAN 19 PM 12:07

3431 01/19 0101 03CHECK 194.37





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 50100.00
CON TX 185.37
PRFEE 1.00
WDEED 8.00
TOTAL 194.37
CHECK 194.37

01/19/95 01 12:07 0001 3431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26543
IDENTIF. # REFERENCE

95 JAN 19 P1112:07

REGISTER
DAVIDSON COUNTY, TN.

No. 873253