WARRANTY DEED

BOOK 9607 PG 373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 1-25-98
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Scott Hart (NAME)	First American National Bank (NAME)	83-4-75.
2402 Pafford Drive (ADDRESS)	First American Center (ADDRESS)	FIELD BOOK NO.
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	15DA 37055

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, Gary Hart and wife, Claire Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Scott Hart, unmarried

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 Gary Hart and wife, Claire Hart by deed from Bobby Justice of record in Book 9574, page 421, Register's Office for Davidson County, Tennessee.

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 GRANTORS paying their prorata share thereof to GRANTEE, 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.

6130 03/01 0101 03CHECK 221.75

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 our hand s this 28th day of February 19 95

Gary Hart

Claire Hart

BOOK 9607 PG 374

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 Gary Hart and wife, Claire Hart

the bargainor s, 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 Franklin, Tennessee, this 28th day of February 19 95

Commission expires 1-20-98

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 _____

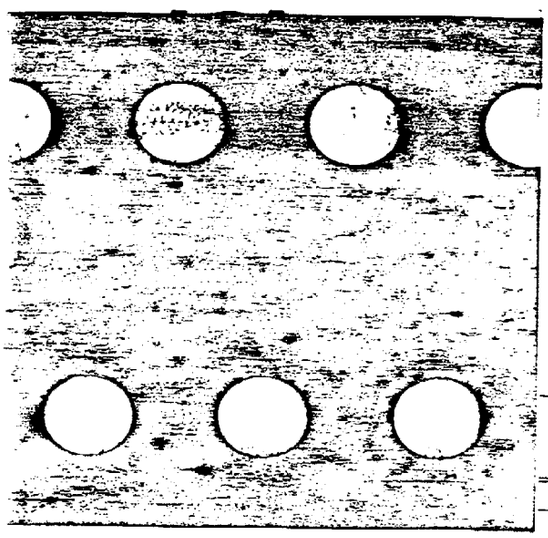
Notary Public

38181

IDENTIFICATION REFERENCE

95 MAR -1 PM 12:13

FILED FOR RECORD
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

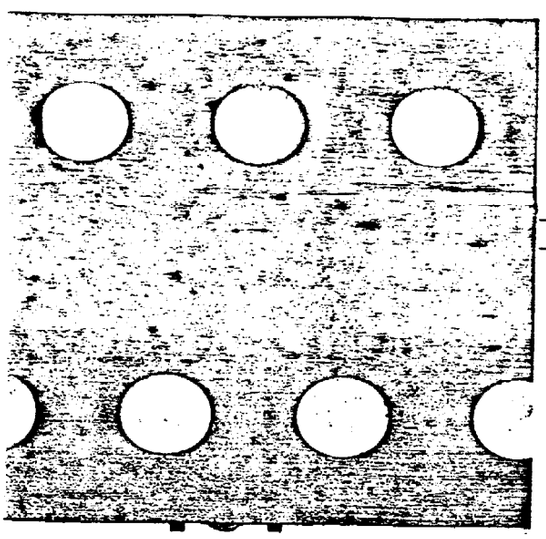
RECEIVED OF _____

FOR _____

BOOK 9607 PG 375

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	57500.00
CON TX	212.75
PRFEE	1.00
WDEED	8.00
TOTAL	221.75
CHECK	221.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/95 01 12:14 0001 6130

38181

IDENTIF. & REFERENCE

95 MAR -1 PM 12:13

TELLA [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 885788