SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9657 PG 510

ADDRESS NEW OWNER:
Tracy L. Hart and Venson R. Hart
2709 Nodyne Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee, Inc.
565 Marriott Drive, Suite 250
Nashville, Tennessee 37214-5014

MAP AND PARCEL:
MAP 96-13
GROUP
PARCEL 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Noreen McGuire Propes, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tracy L. Hart and husband, Venson R. 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. 70 on the Plan of Perry Heights, of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Noreen McGuire by deed from Richard B. Brewer and wife, Marsha L. Brewer, of record in Book 6253, page 391, Register's Office for Davidson County, Tennessee; the said Noreen McGuire having since married Sonny H. Propes, and the said Sonny H. Propes having conveyed his interest in the subject property to Noreen McGuire Propes by quitclaim deed of record in Book 8423, page 368, said Register's Office.

This is improved property known as 2709 Nodyne Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Davidson County property taxes for 1995 and subsequent years thereafter.
2. Restrictive covenants of record in Book 2928, page 445, said Register's Office.
3. All matters as shown on the plan of record in Book 2900, page 18, said Registers's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tracy L. Hart and husband, Venson R. Hart, their heirs and assigns, forever; and I, Noreen McGuire Propes, an unmarried

person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of April, 1995.

Noreen McGuire Propes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Noreen McGuire Propes, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of April, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,500.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

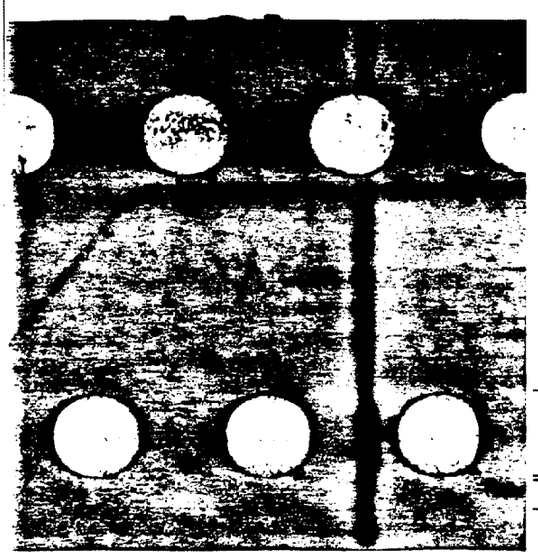
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

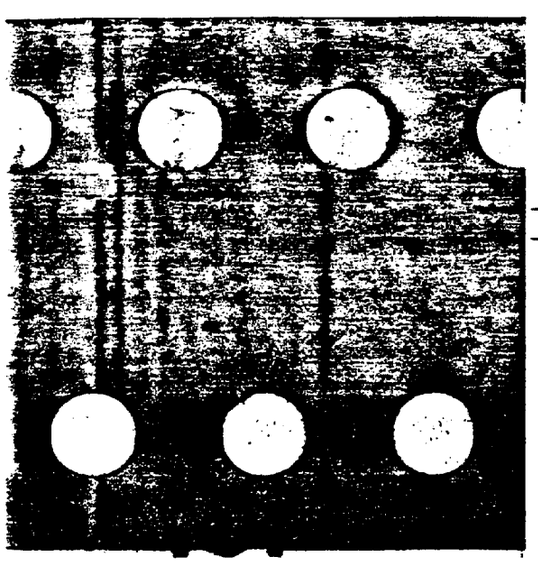
55774

IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE
APR 28 AM 10:31
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3517 04/28 0101 03CHECK 277.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9657 PG 512

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 72500.00
CON TX 268.25
PRFEE 1.00
MDEED 8.00
TOTAL 277.25
CHECK 277.25

04/28/95 01 10:31 0001 5517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55774
IDENTIF. # REFERENCE

95 APR 28 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904956