BOOK 9694 PG 473

41

GENERAL WARRANTY DEED

FROM:	John R. Owens, Jr. and wife, Melissa D. Owens, Grantors	This instrument was prepared by: Jeff King Farris, Warfield & Kanaday 424 Church Street, Suite 1800 Third National Financial Center Nashville, Tennessee 37219
TO:	Sarah P. Hart, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
402 West Brookfield Av. Nashville, TN 37205		130-9-138
	(new owner)	Field Book Numbers BM-09355

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Eighty Five Thousand and No/100 Dollars ($685,000.00).

95 JUN -7 PM 3:14
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0067915
IDENTIF. # REFERENCE

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of June, 1995.

Notary Public

My Commission Expires: 7/27/96

FOR AND IN CONSIDERATION OF the sum of Six Hundred Eighty Five Thousand and No/100 Dollars ($685,000.00), the receipt and sufficiency of which are hereby acknowledged, John R. Owens, Jr.

and wife, Melissa D. Owens (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Sarah P. Hart (the "Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 402 West Brookfield Avenue, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 6th day of June, 1995.

John R. Owens, Jr.

Melissa D. Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Frank W. Blair III, a Notary Public of said County and State, John R. Owens, Jr., the within named 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, at Office, this 6th day of June, 1995.

Notary Public

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Frank W. Blair, a Notary Public of said County and State, Melissa D. Owens, the within named 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 instrument for the purposes therein contained.

Witness my hand, at Office, this 6th day of June, 1995.

Notary Public

My Commission Expires: 7/27/96

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot "F" on the Map of the Subdivision of Lot No. 2 of Block 1, Highlands of Belle Meade, as of record in Book 843, page 14, Register's Office for said County.

Said Lot "F" fronts 240 feet on the northeasterly side of Brookfield Drive as measured along a slight curve, and runs back 451 feet on the northwesterly line and 370.5 feet on the southeasterly line, to a dead line in the rear, measuring 233 1/3 feet thereon.

Being the same property conveyed to Grantors by deed from Lynda Stabler and Aubrey A. Stabler, Jr., of record in Book 9009, page 311, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. Restrictive Covenants contained in instruments of record in Book 722, page 547, Book 928, page 621 and Book 1725, page 183, Register's Office for Davidson County, Tennessee.

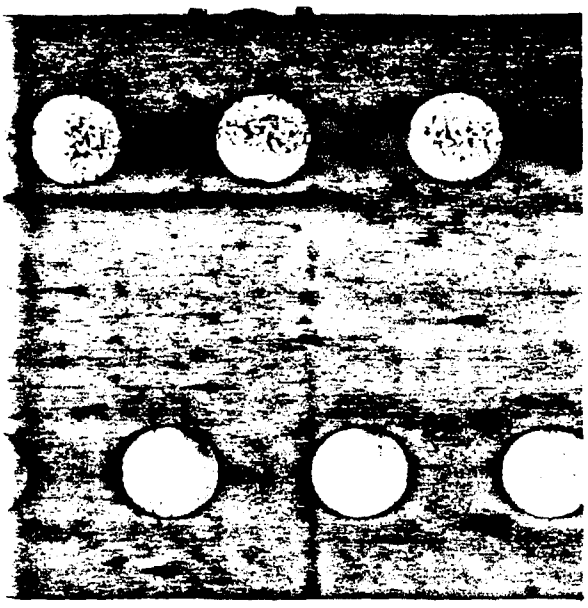
2. All matters as shown on the Plan of record in Book 843, page 14, said Register's Office.

3. Easement to City of Nashville for purpose of maintenance and operation of a power line of record in Book 1644, page 373, said Register's Office.

4. Easement granted to Nashville Suburban Utility District of record in Book 1255, page 580, said Register's Office.

5. Taxes for 1995 constitute a lien, but are not yet due and payable.

8845 06/07 0101 03CHECK 2555.50



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

RECEIVED OF _____

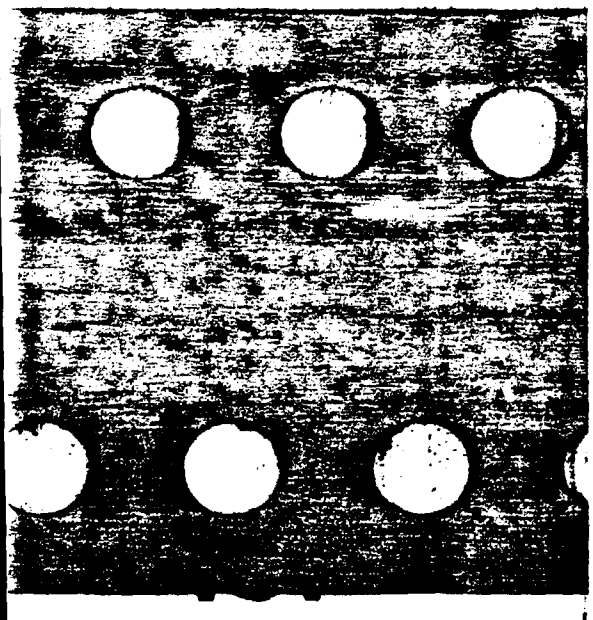
FOR _____

BOOK 9694 PG 478

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
685000.00
CON TX 2534.50
PRFEE 1.00
WDEED 20.00
TOTAL 2555.50
CHECK 2555.50
06/07/95 01 15:16 0001 8845



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067915
IDENTIF. & REFERENCE

95 JUN -7 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918129