BOOK 9842 PG 417

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Gary Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996 (AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires: 1-27-96

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Hart (NAME)	new owner (NAME)	84-12 3
3112 Fisher Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (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, Frances Hailey Young and Bob G. Hailey and Mary Elizabeth Gill, as devisees under the will of Frances Hix Allen, deceased

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, TN, being Lot No. 26 on the Plan of Section Two, Sunny Acres, of record in Book 2663, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Allen and wife, Frances Hailey Allen, by deed from Walton O. Warren and wife, Mary E. D. Warren, of record in Book 5538, Page 898, Register's Office for Davidson County, TN. Charles L. Allen died May 6, 1957, leaving Frances Hailey Allen as surviving tenant by the entirety. Frances Hailey Allen died May 1, 1995, and by will of Frances Hix Allen (who is one and the same person as Frances Hailey Allen), of record in Will Book 198, page 18, Davidson County Probate Court Clerk's Office, subject property was devised to Corbin Clyde Hailey, Bob G. Hailey and Mary Elizabeth Gill. Corbin Clyde Hailey died January 8, 1974, predeceasing Frances Hix Allen, and pursuant to the terms of Frances Hix Allen's will, in such event, the property passed to Frances Hailey (now Frances Hailey Young).

This description is the same used in the previous deed of record.

Subject to restrictions in Book 2736, page 124; easement for sanitary sewers and/or storm drainage in Book 4337, page 604; and all matters on the plan of record.

unimproved ( )
This is improved (X) property, known as 3112 Fisher 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 our hand s this 30th day of October 19 95

Frances Hailey Young

Mary Elizabeth Gill by Frank Gill

Bob G. Hailey by Frank Gill

Bob G. Hailey

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ACKNOWLEDGMENTS

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 Frances Hailey Young, one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 30th day of October, 1995.

Notary Public

My commission expires: 1/27/96

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires: 1-27-96

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 Frank Gill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for Bob G. Hailey and for Mary Elizabeth Gill and that he is authorized by Bob G. Hailey and Mary Elizabeth Gill to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, TN, this 30th day of October, 1995.

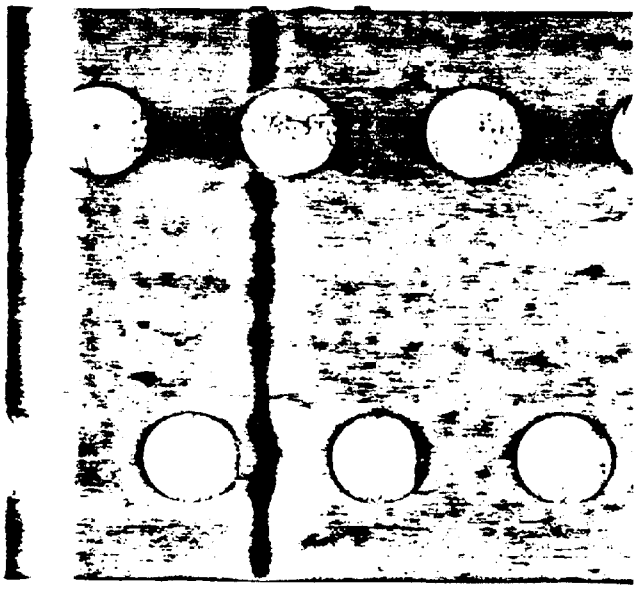
Notary Public

My commission expires 1/27/96

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires: 1-27-96

95117281

95 OCT 30 PM 2:00
FELIX Z. KRISTALIS, REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

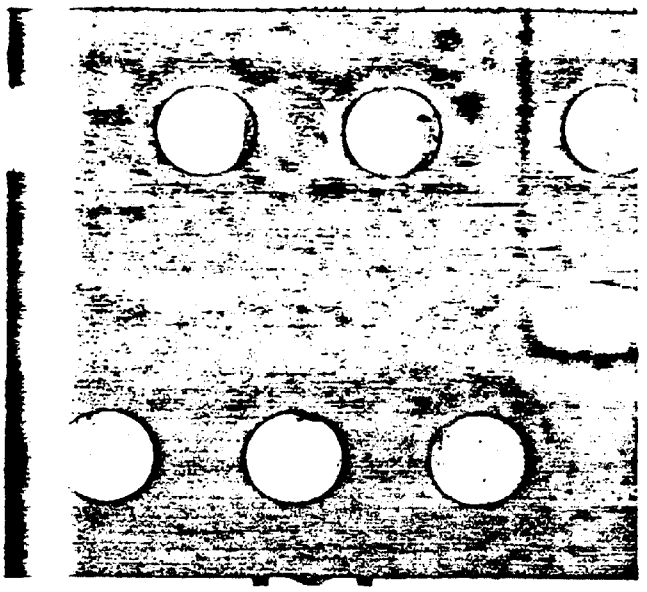
RECEIVED OF _____

FOR _____

BOOK 9842 PG 419

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOU
MO MORTGAGE	REL RELEASE	CO Tx STATE TAX CON
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO Tx STATE TAX MOR
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAI



CHARGE

	112530.0
CON TX	425.2
PRFEE	1.0
MBEED	3.0
TOTAL	425.2

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 425.2

REMITTANCE 011724 1

95 OCT 30 PM 2:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 9708'