BOOK 9863 PG 376

This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Gary L. Hart and wife, Stephana C. Hart
2621 Windemere Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
First Union National Bank
2419 Lebanon Road
Nashville, Tennessee 37214

MAP AND PARCEL:
MAP 087-13
PARCEL 039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James W. Talley, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto To Be Determined ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 174-A on the plan of Valley Grove, Section Two, Zone Lot Division of Lot 174, of record in Book 6050, page 39, Register's Office for said County.
>
> Said Lot No. 174-A fronts 23.71 feet on the westerly margin of Brooke Valley Drive and extends back 174.57 feet on the southerly line being a broken line and 146.63 feet on the northerly line being a broken line to a dead line in the rear, measuring 43.76 feet thereon.
>
> Being the same property conveyed to James W. Talley by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 7711, page 121, Register's Office for Davidson County, Tennessee.

This is improved property known as 4505 Brooke Valley Drive, Hermitage, TN 37076.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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 17th day of November, 1995.

X _____
James W. Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Talley, unmarried, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of November, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $41,550.00.

X _____
AFFIANT

Subscribed and sworn to before me this 17th day of November, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 1-20-99

0124196
IDENTIF. & REFERENCE

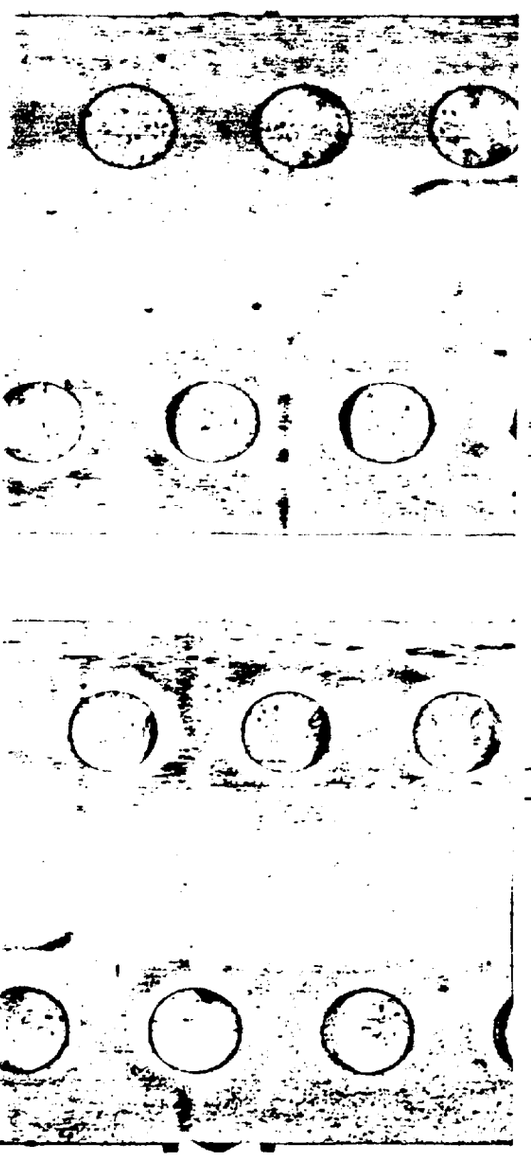
95 NOV 17 [illegible]
FELIX [illegible]
DAVIDSON COUNTY, TN.

9719 11/17 0101 03CHECK 162.55

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9863 PG 378

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 41550.00
CON TX 153.55
PRFEE 1.00
WDEED 8.00
TOTAL 162.55
CHECK 162.55

11/17/95 01 16:05 0001 9719

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0124196
IDENTIF. # REFERENCE

95 NOV 17 PM 4:0
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 978268