BOOK 9887 PG 953

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 1995

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES October 7, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Eric B. Latina	MORTGAGEE: SEND TAX BILLS TO New Owner	MAP-PARCEL NUMBERS 98-5-146
(NAME) 600 Belinda Parkway	(NAME)	4D-90840
(STREET ADDRESS OR ROUTE NUMBER) Mt. Juliet, TN 37122	(STREET ADDRESS)	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (P O ZIP)	

FOR AND IN 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, Helene G. Hardeman, an unmarried woman

HEREINAPTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric B. Latina, a married man

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. 46A on the Zone Lot Plan of Hunter's Point Subdivision of record in Plat Book 5200, Page 736, and as amended in Plat Book 6250, Page 274, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to W. D. Hardeman by Deed of Record in Book 6335, Page 212, Register's Office for Davidson County, Tennessee, and thence by Quitclaim Deed to William D. Hardeman a/k/a W. D. Hardeman and wife, Helene G. Hardeman of record in Book 6742, Page 929, said Register's Office.

William D. Hardeman being one in the same person as W. D. Hardeman.

The said William D. Hardeman having died on April 22, 1987 in Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

0131808

IDENTIF. & REFERENCE

95 DEC 14 AM 9:06
FELIX Z. ...
REGISTER
DAVIDSON COUNTY, TN.

unimproved
This is improved XX property, known as 5137 Hunter's Point Hermitage, TN 37076
(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 8th day of December, 1995

Helene G. Hardeman

STATE OF TENNESSEE
County of Davidson

BOOK 9587 PG 954

Personally appeared before me,
Helene G. Hardeman, an unmarried woman
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 1995

Commission expires October 7, 1988

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

WARRANTY DEED

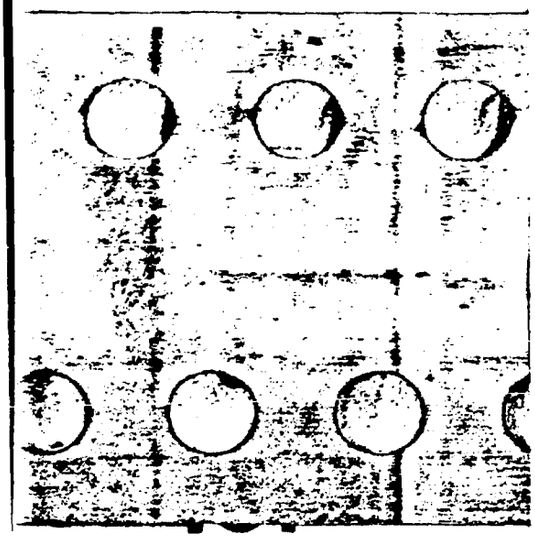
FROM
Hekene G. Hardeman

TO
Eric B. Latina

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

3017 12/14 01:01 DOCHECK 193.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9887 PG 055

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 49900.00
CON TX 194.63
PRFEE 1.00
WDEED 8.00
TOTAL 193.63
CHECK 193.63

12/14/95 01 09:06 0001 8017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

013808 IDENTIF. # REFERENCE

95 DEC 14 AM 9:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 986477