BOOK 9955 PG 988

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,845.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 1996

Notary Public

MY COMMISSION EXPIRES 3-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
WILLIAM J. PFANNERSTILL, et ux LINDA F. PFANNERSTILL	MOLTON, ALLEN & WILLIAMS CORP.	
(NAME)	(NAME)	
3208 JONESBORO DRIVE	P. O. BOX 10025	MAP 96-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 59
NASHVILLE, TN 37214	BIRMINGHAM, AL 35202-0025	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, RONALD J. HART, joined by wife, VIRGINIA I. HART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM J. PFANNERSTILL and wife, LINDA F. PFANNERSTILL

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. 66 on the Plan of Hickory Bend, Section 3, as of record in Plat book 3600, page 42, Register's Office for said County,

Said Lot No. 66 fronts 63.00 feet on the northerly side of Jonesboro Drive and runs back 163.5 feet on the westerly line and 168.0 feet on the easterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Ronald J. Hart by deed from Residential Services, Inc. of record in Book 9570, page 978, Register's Office for Davidson County, Tennessee.
Virginia I. Hart joins in this conveyance in order to convey any interest she may have in the above property by virtue of being the wife of Ronald J. Hart, particularly marital rights.

A portion of the consideration recited herein is the assumption by the Grantee of the outstanding principal balance of a Promissory Note originally executed by THOMAS O. KINGSMILL and wife, DIANALEA G. KINGSMILL dated May 11, 1978 in the original principal sum of $47,900.00 and the further assumption of the Deed of Trust securing the same of record at Book 5286, page 43, Register's Office for Davidson County, Tennessee.

Ronald J. Hart signs for Virginia I. Hart under authority of a Power of Attorney of record at Book _____, Page _____, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3208 JONESBORO 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 ti, 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 17th day of FEBRUARY, 1996

Ronald J. Hart Virginia I. Hart by Ronald J. Hart

STATE OF TENNESSEE
Davidson County

BOOK 9955 PG 989

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RONALD J. HART

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 17th day of FEBRUARY, 1996.

Commission expires 3-23-96

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (this oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
RONALD J. HART

TO
WILLIAM J. PFANNERSTILL & wife,
LINDA F. PFANNERSTILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Publid in and for the State and County aforesaid appeared RONALD J. HART, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of VIRGINIA I. HART, and acknowledged that he executed the same as the free act and deed of said VIRGINIA I. HART.

Witness my hand and seal at Nashville, TN, this 17th day of February, 1996.

My commission expires:

3-23-96

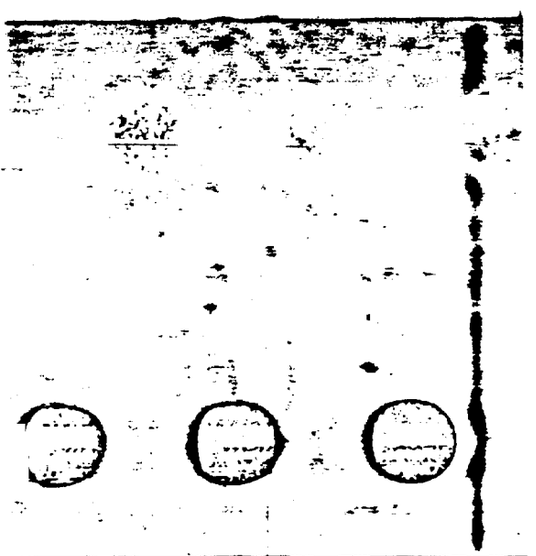
NOTARY PUBLIC

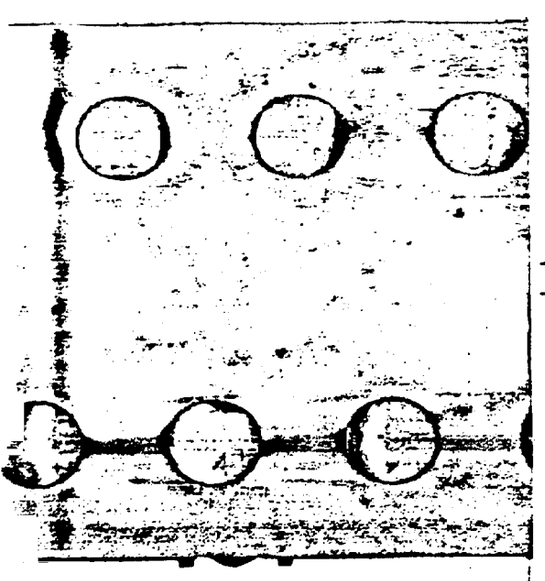
96 FEB 23 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0153084

RECEIPT 62763 CLOSING CHECK 326.46





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

RECEIVED OF _____

FOR _____

BOOK 9955 PG 990

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	85845.85
CON TX	317.46
PRFEE	1.00
WDEED	8.00
TOTAL	326.46
CHECK	326.46

02/23/96 01 14:02 0001 0889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0153084
IDENTIF. # REFERENCE

96 FEB 23 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009048