Box 35
279830 HBH

This instrument prepared by:

Kay B. Housch, Attorney at Law
Suite 105 315 Deaderick St. LIMITED
Nashville, Tennessee 37238
BPR # 010995

WARRANTY DEED

BOOK 10088 PG 805

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary L. Hart etux	same	Map 73-13
(NAME)	(NAME)	
2621 Windemere Drive		Parcel 134
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Aubrey ~~xxxxxx~~ L. Troxler and John L. Connelly, Co-Executors of the Estate of * have this day bargained and sold, and do hereby transfer and convey unto the said Gary L. Hart and wife, S. Claire Hart the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

* Frances M. Seydak, deceased, pursuant to the power to sell, transfer and convey real property granted to us by said Will,

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 on the Plan of Dugger Heights Subdivision, Section 3, as of record in Plan Book 1835, page 54, Register's Office of Davidson County, Tennessee.

Beginning at a point in the easterly margin of Rosebank Avenue, the corner of Lots 2 and 3; thence southerly 148.6 feet to a concrete monument; thence around curve 38.1 feet to a concrete monument in the northerly margin of Airpark Drive; thence easterly 170 feet to a point, the corner of Lots 4 and 5; thence northerly 100.5 feet to a concrete monument; thence northeasterly 80.5 feet to a point, the easterly corner of Lots 2 and 3; thence westerly 219.5 feet to the beginning.

Being the same property conveyed to Frances M. Seydak, a widow, by deed from First United Corporation, of record in Book 4286, page 173, Register's Office of Davidson County, Tennessee; the said Frances M. Seydak having since died testate and under her will of record in Will Book 200, page 261 Probate Court of Davidson County, Tennessee, Aubrey L. Troxler and John L. Connelly were appointed co-executors with full power to convey said property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $83,500.00

Subscribed and sworn to before me this the 14th day of June 19 96

Affiant

My commission expires: 11/22/97 (Affix Seal)

Notary Public

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) property, known as 1501 Rosebank Avenue Nashville, Tennessee 37206
improved (X)
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 this 14th *day of* June, *19* 96, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Estate of Frances M. Seydak, deceased

Aubrey L. Troxler, Co-Executor

John L. Connelly, Co-Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Aubrey L. Troxler and John L. Connelly, Co-Executors of the Estate of Frances M. Seydak, deceased, *the within named bargainor* s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 14 *day of* June, *19*96.

Notary Public

My Commission Expires: 10/22/97

STATE OF
COUNTY OF

BOOK 10088 PG 806

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

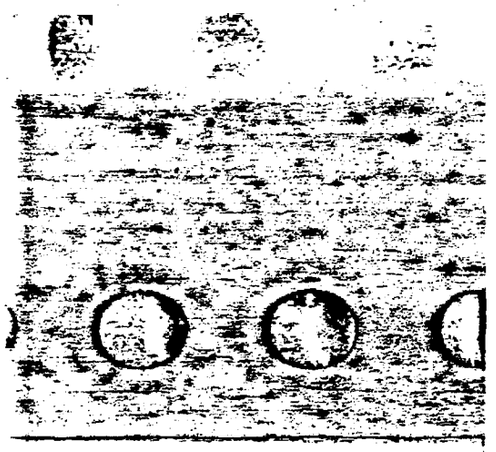
Notary Public

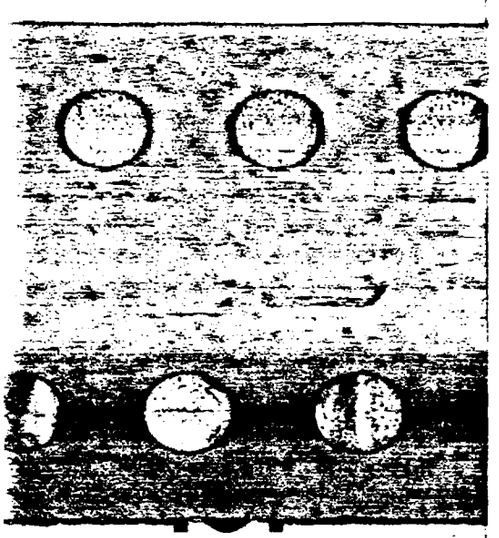
My Commission Expires: _____

ENCUMBRANCES:

Taxes for 1996, a lien but not yet due and payable.

~~Restrictions, covenants, conditions, limitations, boundary line agreements, building setback lines, reservations, and all other matters as shown of record in Book 3522, Page 352, Register's Office of Davidson County, Tennessee, and any amendments thereto; Terms, conditions, provisions and easements contained in Declaration of Easements, Covenants, Conditions and Restrictions of record in Book 6111, Page 2, Register's Office of Davidson County, Tennessee; Covenants, conditions, restrictions, limitations, boundary line agreements, building setback lines, reservations, and all other matters as shown on the plan of record in Book 1835, Page 54, Register's Office of Davidson County, Tennessee, and any amendments thereto; Any claim based on adverse possession or the rights of parties in possession; Any claim that may arise by reason of boundary line disputes, encroachments, overlaps, or any matters which would be disclosed by an accurate survey and inspection of the premises; Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records; Any and all unpaid taxes, charges, assessments, penalties and interest now or hereafter affecting the property; Any and all unpaid water charges, sewer charges, and charges for solid waste collection and disposal; Any and all unpaid charges for natural gas, electricity, telephone and other utilities; Any and all unpaid owners association charges, dues, assessments, penalties and interest; Any and all unpaid charges for cable television services; Any and all unpaid charges for security services; Any and all unpaid charges for lawn care services; Any and all unpaid charges for pest control services; Any and all unpaid charges for alarm services; Any and all unpaid charges for fire protection services; Any and all unpaid charges for emergency medical services; Any and all unpaid charges for ambulance services; Any and all unpaid charges for police protection





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

RECEIVED OF _____

FOR _____

BOOK 10088 PG 807

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 83500.00
				CON TX 308.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 317.95
				CHECK 317.95
			06/17/96	01 13:55 0001 4258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193416
IDENTIF. # REFERENCE

96 JUN 17 PM 1:51
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1052066