This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor BOOK 10110 PG 236
Nashville TN 37203
Return to Box 50-B

ADDRESS NEW OWNER:
Albert J. Bart and Dawn M. Bart
4029 Albert Drive
Nashville, Tennessee 37204

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 132-01
GROUP
PARCEL 48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Donald T. Weed and wife, Kirsten Nielsen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Albert J. Bart and wife, Dawn M. Bart, 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. 157 on the Plan of Rolling Meadows, as shown on Plat of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 157 fronts 101.0 feet on the easterly side of Albert Drive and runs back 251.5 feet on the northerly line and 249.7 feet on the southerly line to a line in the rear measuring 101.0 feet thereon.
>
> Being the same property conveyed to Donald T. Weed and wife, Kirsten Nielsen by deed from James T. Callis and wife, Joanne B. Callis, as of record in Book 8145, page 560, Register's Office for Davidson County, Tennessee.

This is improved property known as 4029 Albert Drive, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Restrictive Covenanta contained in an instrument of record in Book 1628, page 621, Book 1713, page 420, and Book 1757, page 427, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 1424, page 98 and 99, shows a 60 foot minimum building setback line from Albert Drive, and a public utility easement on the rear lot line.
4. All matters shown on the Plan of record in Book 1424, page 98 and 99, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Albert J. Bart and wife, Dawn M. Bart, their heirs and assigns, forever; and we, Donald T. Weed and wife, Kirsten Nielsen, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. CONT'D NEXT PAGE

Witness our hands this the 28th day of June, 1996.

Donald T. Weed

Kirsten Nielsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald T. Weed and wife, Kirsten Nielsen, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of June, 1996.

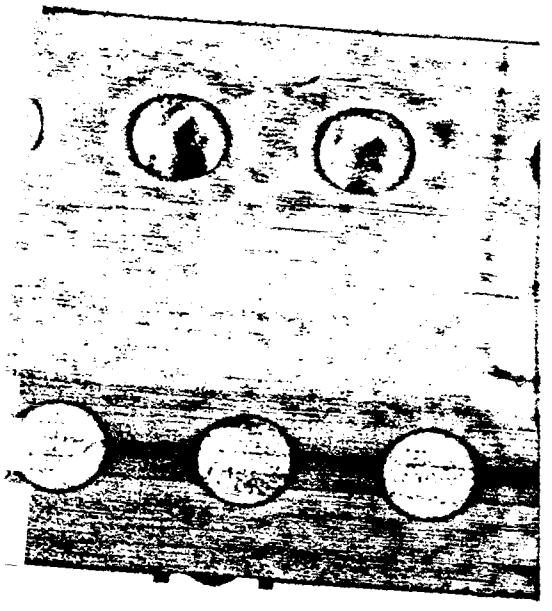
NOTARY PUBLIC
My Commission Expires: 11/20/96

96 JUL -3 PM 2:09

-368 07/03 2:01 3CHECK 554.00

0000053





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 10110 Page 237-A

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
150000.00

CON TX	555.00
PRFEE	1.00
WDEED	8.00
TOTAL	564.00
CHECK	564.00

07/03/96 01 14:12 0001 1368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200053
IDENTIFICATION REFERENCE

95 JUL -3 PM 2:10

REGISTER
DAVIDSON COUNTY, TN

No. 1059097