63

WARRANTY DEED

BOOK 9941 PG 887

RE-RECORD BOOK 10187 PG 90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 1-20-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Hart (NAME)	First American National Bank (NAME)	MAP 84
3104 Fisher Drive (ADDRESS)	First American Center (ADDRESS)	GROUP 12
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237-0209 (CITY) (STATE) (ZIP)	PARCEL 1

FOR AND 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, Estate of Gladys Endsley Gillespie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Hart and wife, S. Claire Hart

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 the Davidson County, Tennessee, being Lot No 26 on the Plan of Sunny Acres, Section 2, as of record in Book 2663, page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gladys Endsley Gillespie by deed from Robert J. Fitzpatrick of record in Book 4797, page 33, Register's Office for Davidson County, Tennessee. The said Gladys Endsley Gillespie having since died appointing Frances Glascock Tomlinson, Executrix, of record in Will Book 202, page 16, Probate Court for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for the year 1996 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

All matters of record in Book 2663, page 39, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3104 Fisher Drive, Nashville, Tennessee 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 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 my hand this 31st day of January 19 96

Estate of Gladys Endsley Gillespie
By Frances Glascock Tomlinson Executrix
Frances Glascock Tomlinson, Executrix

RE-RECORD

BOOK 10187 PG 91 BOOK 9941 PG 888

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frances Glascock Tomlinson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executrix and _____ respectively of the Estate of the within named bargainor, and corporation, and that he as such Executrix and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Frances Glascock Tomlinson as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 31st day of January 1996.

My commission expires 1-20-98 _____
Notary Public

WILLIAM S. CAPMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN.

LEGAL DESCRIPTION CONTINUATION

Restrictive covenants contained in instrument of record in Book 2736, page 124, Register's Office for Davidson County, Tennessee.

Page 2 of 2

RE-RECORD

96 SEP 11 AM 8:58
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

02238711
IDENTIFICATION REFERENCE

96 FEB -8 AM 8:52
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

011 0325
IDENTIFICATION REFERENCE

7002 09/11 0101 03CHECK 8.00

5796 02/08 0101 03CHECK 356.80