27A

BOOK 10265 PG 771

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: May 20, 1998
(AFFIX SEAL)

LINDA C. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duke B. LaGrove	Century Mtg Corp	119-14-205
(NAME)	(NAME)	
3002 Wingate Avenue	Two Int'l Plaza	6DA 30039
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Nashville Tn 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, The Heirs at Law of Willie G. Hartman, Widow: Frances Hartman Beasley, Billy Hartman, Charles Harold Hartman, Claude Edward Hartman, Thomas Eugene Hartman**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duke B. LaGrove and Stephanie A. LaGrove, husband and wife

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:

Being Lot No. 40 on the Plan of Tuggle Heights of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy L. Hartman and wife, Willie G. Hartman by deed of record in Book 1635, Page 231, Register's Office for Davidson County, Tennessee.

Roy L. Hartman, the husband of Willie G. Hartman died, leaving title vested solely in Willie G. Hartman, as the surviving Tenent by the Entireties. Willie G. Hartman has since died intestate, leaving as her sole Heirs at Law* her children, Frances Hartman Beasley, Thomas Eugene Hartman, Billy Hartman, Charles Harold Hartman, Charles Edward Hartman and Roy Battle Hartman. All are living with the exception of Roy Battle Hartman, who died leaving as his sole Heirs at Law three daughters, Judi H. Hinson, Marynell Ortiz and Kathy Hartman.

All Heirs at Law join in this instrument for the purpose of conveying the property described above.

*See Affidavits of Heirship recorded immediately prior to this instrument.

**Judi H. Hinson, Marynell H. Ortiz and Kathy Hartman.

unimproved ( )
This is improved (X) property, known as 3002 Wingate Avenue, Nashville, Tennessee
(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 15th day of November, 19 96

Frances Hartman Beasley — Billy Hartman — Charles Harold Hartman

Claude Edward Hartman — Thomas Eugene Hartman — Judi H. Hinson

Marynelle H. Ortiz — Kathy Hartman

STATE OF TENNESSEE
COUNTY OF

BOOK 10265 PG 772

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances Hartman Beasley, Billy Hartman, Charles Harold Hartman Claude Edward Hartman and Thomas Eugene Hartman

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of November 19 96.

Commission expires 9-18-99

Gloria Riches Notary Public

STATE OF Washington
COUNTY OF King

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at King County, Washington ~~Tennessee~~, this 13th day of November 19 96.

Commission expires 12-14-99

Margaret E North Notary Public

MARGARET E. NORTH
NOTARY PUBLIC
STATE OF WASHINGTON

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judi H. Hinson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at King County, Washington ~~Tennessee~~, this 13th day of November 19 96.

Commission expires 12-14-99

Margaret E North Notary Public

MARGARET E. NORTH
NOTARY PUBLIC
STATE OF WASHINGTON

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marynelle H. Ortiz Marynelle Hartman Ortiz

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Glendale, Arizona ~~Tennessee~~, this _____ day of November 19 96.

Commission expires 4-16-99

Notary Public

OFFICIAL SEAL
ROSE A. YORK
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires April 16, 1999

0248569

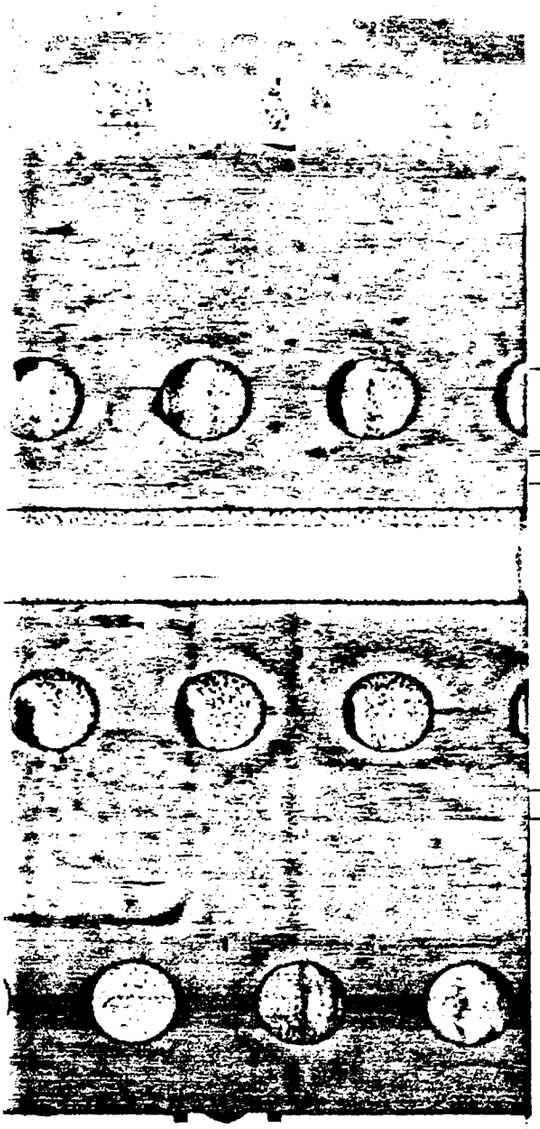
IDENTIF. + REFERENCE

96 NOV 21 AM 8:38

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7612 11/21 0101 03CHECK

249-50



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

RECEIVED OF _____

FOR _____

BOOK 10265 PG 773

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

11/21/96 01 08:41 0001 7612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248569
IDENTIF. ↑ REFERENCE

96 NOV 21 AM 8:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090320