BOOK 10302 PG 409

Bot 40-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Robert F. Doyle
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF December, 1996.

John A. Baker
NOTARY PUBLIC

My Commission expires: 11-22-97

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Hart, et ux	David Hart, et ux	Map 96-10
(NAME)	(NAME)	
620 Templewood Drive	620 Templewood Drive	Par. 293
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	3DZ-58650
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL Warranty Deed

For and in Consideration of the sum of $ 74,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DAVID HART AND WIFE, KATHRYN HART

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 623, Cloverhill, Section VIII, of record in Plat Book 2331, pages 10 and 11, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC. by deed from ROBERT F. DOYLE, SUBSTITUTE TRUSTEE of record in Book 10274, page 494, said Register's Office.

Said Grantor does specially warrant and will forever defend said title against all persons lawfully claiming or to claim the same by, through, or under Associates Financial Services Company of Tennessee, Inc. but not otherwise. The improvements on the above described property are being sold in "AS IS" condition.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 620 Templewood Drive, Nashville, TN 37214
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 19th day of Dec., 19 96.

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

BY: S. Hildreth
S. Hildreth Vice-President

D. K. Lowder, Asst. Sec.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10302 PG 410

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TEXAS }
County of Dallas }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the Vice-President of Associates Financial Services Company of Tennessee, Inc., the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this 19th day of Dec, 1996.

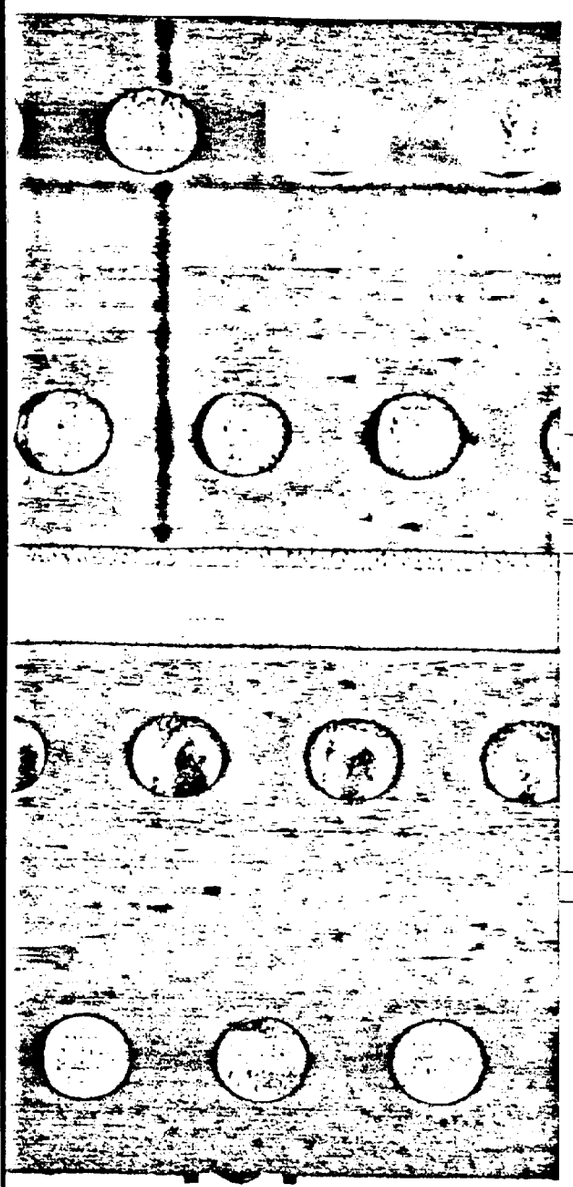
My Commission expires:
8-6-97

Barbara M. Yeuker
Notary Public

96 DEC 27 PM 1:38
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
025363

0101 03CHECK



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 411

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 74000.00
				CON TX 273.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 282.80
				CHECK 282.80
12/27/96	01			13:38 0001 9648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259363

IDENTIF. ↑ REFERENCE

96 DEC 27 PM 1:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1102209