63

WARRANTY DEED

BOOK 10314 PG 256

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 10-2-98
(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)	SAME (NAME)	86-11-B-24CO
2621 Windemere Drive (ADDRESS)	(ADDRESS)	04D89080
Nashville, TN 37214 (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, Susan D. Wells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Hart and wife, 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 Davidson County, Tennessee, being Unit No. 1, Building No. 11 on the Plan of Raintree Village (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, as established by a Master Deed of record in Plat Book 4753, page 140, Register's Office for said County, as amended and modified by a Deed of Amendment of record in Book 4980, Page 378, Register's Office for said County, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments Phase II, and II-A, of record in Book 4860, Page 62 through 64, said Register's Office to which reference is hereby made, Garage No.11-1-G is a limited common element for the exclusive use of occupant of said unit.

Being the same property conveyed to Susan D. Wells, unmarried by Deed from Raskin-Community Venture of record in Book 8221, page 165, dated October 19, 1990 and recorded on October 22, 1990, Register's Office for Davidson County, Tennessee.

ENCUMBERED AS FOLLOWS:
Master Deed contained in the instrument of record in Book 4753, page 140, Book 4980, page 378, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4753, page 153 and Book 6229, page 870, Register's

CONTINUED

This is unimproved ( ) improved (X) property, known as 420 Raintree, Unit 11-1, Hermitage, Tennessee 37076
(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 30th day of December 19 96

Susan D. Wells by A-I-F Jenny Oswalt

Susan D. Wells by her Attorney-in-Fact Jenny Oswalt

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

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 _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Jenny Oswalt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Susan D. Wells, and who acknowledged that he/she executed the same as the free act and deed of the said Susan D. Wells.

Witness my hand and official seal, at Franklin, Tennessee, this 30th day of December, 1996.

Notary Public

JENNY D. OSWALT NOTARY PUBLIC LARGE TENNESSEE WILLIAMSON CO.

My Commission Expires:
6/23/98

CONTINUATION

Office for Davidson County, Tennessee.

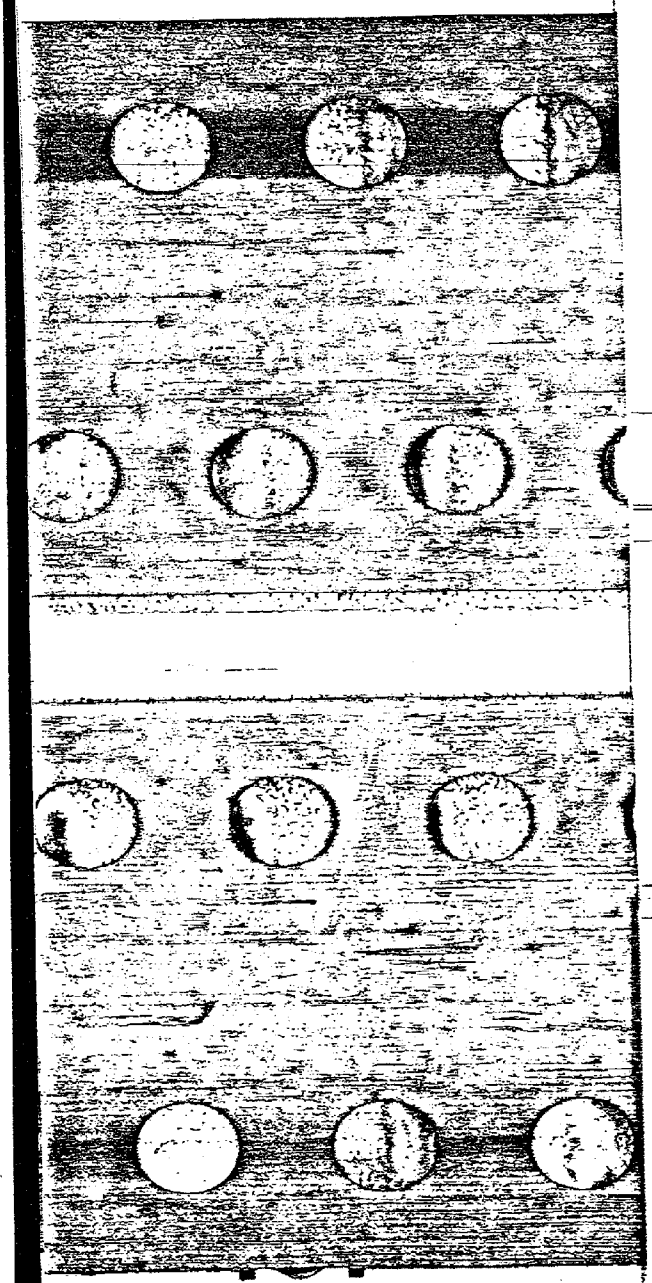
Charter of the Homeowner's Association of record in Book 4753, page 101, Register's Office for Davidson County, Tennessee.

All matters appearing on the Revised Plat of Hermitage Woods Condominium Apartments Phase II, and II-A, of record in Book 4860, page 62 through 64, Register's Office for Davidson County, Tennessee.

97 JAN -8 AM 9:45
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0262464
IDENTIF. ↑ REFERENCE

014 01/08 0101 03CHECK 231.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 258

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	60000.00
			CON TX	222.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.00
			CHECK	231.00

01/08/97 01 09:45 0001 3014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262464
IDENTIF. # REFERENCE

97 JAN -8 AM 9:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1105543