FORM NO WD-1 33A

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF JANUARY, 19 97

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

BOOK 10325 PG 279

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TARA CHAMPION-MONTES (NAME)	Guaranty Trust (NAME)	80-12-87
3243 Viking Road (STREET ADDRESS OR ROUTE NUMBER)	726 South Church Street (STREET ADDRESS)	13DA 67705
Nashville, TN 37218 (CITY) (STATE) (P O ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	

FOR AND IN 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 ESTATE OF FANNIE HARGROVE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TARA CHAMPION-MONTES, Married

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 113, 3243 Viking Road, as shown on the Bordeaux Hills Addition Plan, of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Theo Hargrove and wife, Fannie Hargrove by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 4724, page 918, Register's Office for Davidson County, Tennessee. The said Theo Hargrove has since died, and the said Fannie Hargrove died later. The Last Will and Testament of Fannie Hargrove, probated in Case No. 95P-1292, Probate Court for Davidson County, Tennessee authorizes the Executor of her Estate, Harold North, to sell real property. By Order dated September 24, 1996, the Court ordered the subject property sold.

unimproved ( ) This is improved (X) property, known as 3243 Viking Road, Nashville, Tennessee 37218
(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 3rd day of January, 19 97

THE ESTATE OF FANNIE HARGROVE

By: Harold J. North Exec.
HAROLD NORTH, Executor

BOOK 10325 PG 280

STATE OF TENNESSEE }
Davidson County }

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 }
Davidson County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared HAROLD NORTH

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Fannie Hargrove a corporation, and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate corporation by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 19 97.

Commission Expires 7/25/98 _____Notary Public

WARRANTY DEED

FROM

TO

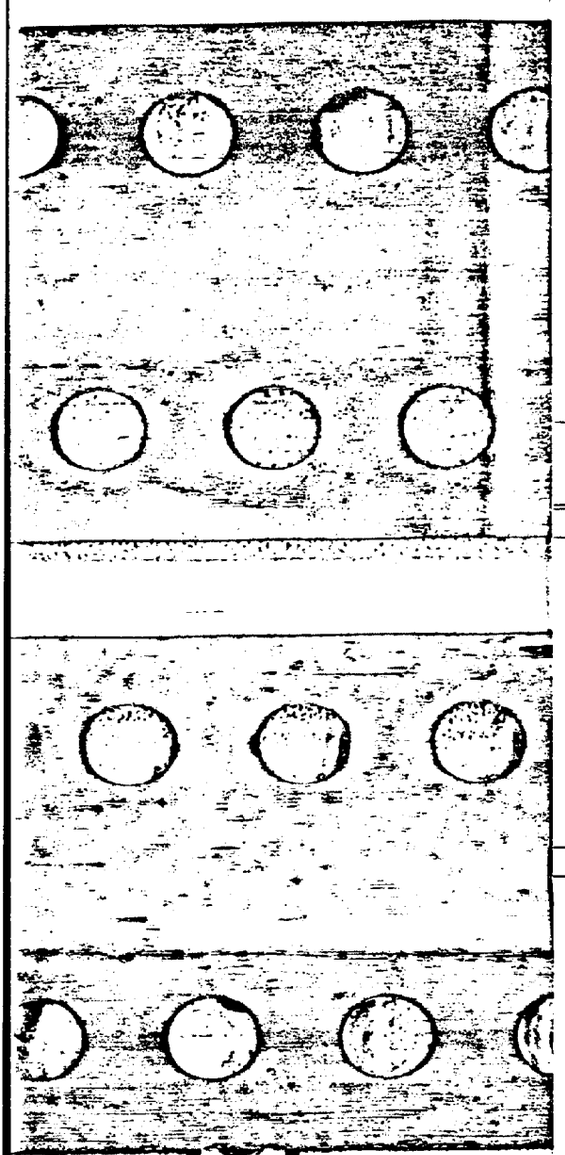
0265779
IDENTIF. # REFERENCE

97 JAN 21 PM 3:20

REGISTER
DAVIDSON COUNTY, TN.

6545 01/21 0101 03CHECK

207.30
227.30



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

RECEIVED OF 6619 01/21 0101 03~~CHECK 10.00~~

FOR

BOOK 10325 PG 281

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 59000.00
				CON TX 208.30
				PRFEE 1.00
				WDEED 8.00
				~~TOTAL 217.30~~
				~~CHECK 217.30~~
01/21/97	01	15:19	0001	6545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 JAN 21 PM 3:2[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0265779
IDENTIF. ↑ REFERENCE

TOTAL $227.30

VOID
CON TX 208.30-
MOR TX 218.30
~~TOTAL 10.00~~
~~CHECK 10.00~~

01/21/97 01 16:39 0001 6618

No. 1109535