BOOK 10468 PG 831

13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES:
(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
David S. Hart (NAME)	SAME (NAME)	MAP 73-13
1501 Rosebank Avenue (ADDRESS)	(ADDRESS)	PARCEL 134
Nashville, Tennessee 37206 (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, Gary L. Hart and wife, S. Claire Hart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David S. 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 Lot Nos. 3 and 4 on the Plan of Dugger Heights Subdivision, Section 3, as of record in Plan Book 1835, page 54, Register's Office of Davidson County, Tennessee.

Beginning at a point in the easterly margin of Rosebank Avenue, the corner of Lots 2 and 3; thence southerly 148.6 feet to a concrete monument; thence around curve 38.1 feet to a concrete monument in the northerly margin of Airpark Drive; thence easterly 170 feet to a point, the corner of Lots 4 and 5; thence northerly 100.5 feet to a concrete monument; thence northeasterly 80.5 feet to a point, the easterly corner of Lots 2 and 3; thence westerly 219.5 feet to the beginning.

Being the same property conveyed to Gary L. Hart and wife, S. Claire Hart by deed from Aubrey L. Troxler and John L. Connell, Co-Executors of the Estate of Frances M. Seydak, deceased, of record in Book 10088, page 805, Register's Office for Davidson County, Tennessee.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1997 are a lien but not yet due and payable. GRANTEE will be responsible for payment of said taxes when they become due and payable.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1501 Rosebank Avenue, Nashville, Tennessee 37206
(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 our hand s this 11th day of April 19 97

Gary L. Hart

S. Claire Hart

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10483 PG 832

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Hart and wife, S. Claire Hart

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 11th day of April 97

Commission expires 4/23/98

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

All matters shown on the plan of record in Plan Book 1835, page 54, Register's Office for Davidson County, Tennessee.

0309184
IDENTIF. A REFERENCE

97 MAY 28 AM 10:44
RECEIVED FOR RECORD REGISTER
DAVIDSON COUNTY, TN.

5781 05/28 0101 03CHECK 299.82

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

RECEIVED OF _____

FOR _____

BOOK 10468 PG 833

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	78600.00
CON TX	290.82
PRFEE	1.00
WDEED	8.00
TOTAL	299.82
CHECK	299.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1044 0001 5781

0309184
IDENTIF. & REFERENCE

97 MAY 28 AM 10:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 115574