BOOK 10591 PG 891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF August
Notary Public
MY COMMISSION EXPIRES: 1-20-98
(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
Hart Appraisal Services, Inc. (NAME)	Hart Appraisal Services, Inc. (NAME)	096-10-0-197.00
2932 Dunmore Dr. (ADDRESS)	2621 Windmere Drive (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Donelson, TN 37214 (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, James L. Tate, Rae Lavon (LaVonne) Flowers, Rhonda F. Blankenship, Michael Shannon Claxton, and Sherry D. Gafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hart Appraisal Services, Inc.

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. 365 on the Plan of Cloverhill, Section VII, as of record in Book 2133, Page 92, Register's Office for said County, as follows:

Said Lot No. 365 fronts 60 feet on the northerly side of Dunmore Drive and runs back 168.7 feet on the easterly line and 152.8 feet on westerly line, to a dead line, measuring 88.6 feet thereon.

Being the same property conveyed to Vera Tate by Warranty Deed from Albert M. Robertson and wife, Faye O. Robertson of record in Book 3706, Page 625, Register's Office for Davidson County, Tennessee. The said Vera Tate having since died on February 6, 1997, leaving James L. Tate, Rae Lavon (LaVonne) Flowers, Rhonda F. Blankenship, Michael Shannon Claxton and Sherry D. Gafford as her heirs at law.

This conveyance is made subject to:

Davidson County taxes for the year 1997 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2932 Dunmore Dr., Nashville, Tennessee 37214
(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 8th day of August 19 97

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

James L. Tate
by Bobby Justice
his Attorney in Fact

James L. Tate
by Bobby Justice
his Attorney in Fact
by Rhonda F. Blankenship
Her attorney in Fact
by Bobby Justice

Rhonda F. Blankenship
by Bobby Justice
her Attorney in Fact
Sherry D. Gafford
Her attorney in Fact
by Bobby Justice

Sherry D. Gafford
by Bobby Justice
her Attorney in Fact

Rae Lavon Flowers
By Bobby Justice
Her Attorney in Fact

Rae Lavon (LaVonne) Flowers
by Bobby Justice
her Attorney in Fact
Michael Shannon Claxton
His Attorney in Fact
by Bobby Justice

Michael Shannon Claxton
by Bobby Justice
his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Bobby Justice, 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 James L. Tate, Rae Lavon (LaVonne) Flowers, Rhonda F. Blankenship, Michael Shannon Claxton, and Sherry D. Gafford, and who acknowledged that he/she executed the same as the free act and deed of the said James L. Tate, Rae Lavon (LaVonne) Flowers, Rhonda F.Blankenship, Michael Shannon Claxton, and Sherry D. Gafford.

Witness my hand and official seal, at Franklin, Tennessee, this August 6, 1997.

Notary Public

My Commission Expires:

1-20-98

97 SEP -3 AM 10:12

LEGAL DESCRIPTION CONTINUATION

The Plan of Record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2273, Page 88, and Book 2145, Page 262, Register's Office for Davidson County, Tennessee.

3863 09/02/97 01:01 PM CHECK 194.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

Book 10591 Page 892-A

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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

09/03/97 01 10:09 0001 3063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97 SEP -3 AM 10:12

No. 1193345

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