BOOK 10917 PG 764

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36646)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 585,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 98

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene Marshall Hart, Jr.	SAME	158-4-A-78
(NAME)	(NAME)	
18 Annandale		FH-26030
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Phillip C. Phy and wife, Sarah L. Phy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene Marshall Hart, Jr. and wife, Kimberly Dunn 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:

PARCEL I: Being Lot No. 107 on the Plan of Revised, Section Two, Otter Wood, as shown on plat of record in Plat Book 6900, Pages 598 through 602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

PARCEL 2: Non-exclusive easement for ingress and egress as set out in Book 7667, Page 218, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Phillip C. Phy and wife, Sarah L. Phy by deed from Charles Patrick Flynn and wife, Mary Frances Rudy Flynn of record in Book 10203, Page 149, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

IDENTIFICATION REFERENCE
98 MAY -6 AM 7:40
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

04341103

unimproved ( )
This is improved (X) property, known as 18 Annandale, Nashville, TN 37215
(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 28th day of April, 19 98

Phillip C. Phy

Sarah L. Phy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip C. Phy and wife, Sarah L. Phy

the bargainors, 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 Nashville, Tennessee, this 28th day of April, 98.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

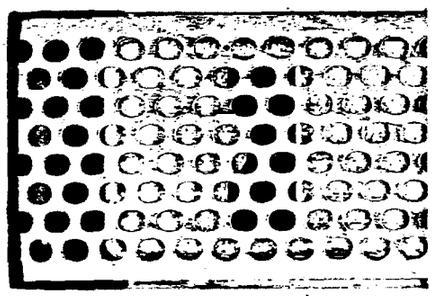
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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

3210 05/06 0101 03CHECK 2173-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

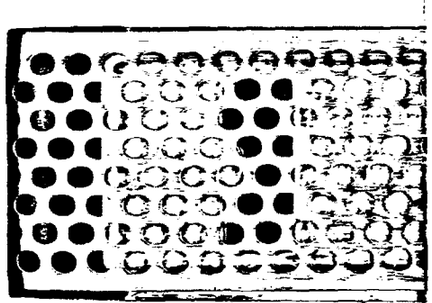
FOR _____

BOOK 10917 PG 766

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	CAMT	TOTAL PAID
					585000.00
				CON TX	2164.50
				PRFEE	1.00
				WDEED	8.00
				TOTAL	2173.50
				CHECK	2173.50
			05/06/98	01	07:43 0001 3210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0434103
IDENTIF. # REFERENCE

98 MAY -6 AM 7:40

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

No. 1289268