BOOK 11040 PAGE 191

Rec'd 48.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

TERESA L. BEASLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires: 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elenor H. Hart (NAME)	NationsBanc Mortgage Corporation (NAME)	117-03-0-C 122.00
122 Hillsboro Place (ADDRESS)	3971 Knight Arnold Road (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (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, Karl V. Seifert, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elenor H. Hart and husband, Edward B. Hart, Sr.

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, TN, being Unit No. 122 on the Plan of Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725 and amended in Book 5200, pages 757 & 758, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karl V. Seifert, an unmarried person, by deed from Melody Jane Hagy, an unmarried person, of record in Book 10256, Page 597, Register's Office for Davidson County, TN.

Subject to Master Deed of record in Book 6244, Page 394, Book 6285, page 209, and all matters shown on the Plan of Record.

9613 07/29 0101 03CHECK 517.90

98 JUL 29 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 046811

unimproved ( )
This is improved (X) property, known as 122 Hillsboro Place, 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 my hand this 23rd day of July 19 98

Karl V. Seifert
Karl V. Seifert

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 Karl V. Seifert

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of July, 1998.

Commission expires _____

Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires: 5-16-99

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11040 PAGE 193

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
137000.00
CON TX 506.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 517.90
CHECK 517.90

07/29/98 01 13:18 0001 9616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04681111

IDENTIF. ↑ REFERENCE

98 JUL 29 PM 1:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1325242