BOOK 11064 PAGE 275

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00 7-31-98
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July 19 98
Notary Public
MY COMMISSION EXPIRES: 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bret Hartman	Owner	MAP 119-14
(NAME)	(NAME)	
239 Morton Avenue		PARCEL 234
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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, Dolores W. Griffin and Robert Weakley Wilson and Jerri K. Shelhart and Thomas D. Wilson and James M. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bret Hartman and wife, Debra Hartman

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 Lots No. 33 and 34 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, of record in Book 421, page 134, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to R. W. Wilson and Ruby Lee Wilson by deed of record in Book 1019, page 582, said Register's Office. The property was vested in Ruby Lee Wilson by Final Decree of record in Book 4956, page 11, said Register's Office.

Ruby Lee Wilson died June 19, 1997. Dolores W. Griffin, Robert Weakley Wilson, Jerri Kay Shelhart, Thomas D. Wilson and James M. Wilson are the heirs of Ruby Lee Wilson persuant to the Affidavit of Heirship of record in Book 11064, page 274, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 134, said Register's Office.

unimproved ( )
This is improved (X) property, known as 239 Morton Avenue, Nashville, Tennessee 37211
(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 31st day of July 19 98

Dolores W. Griffin
Dolores W. Griffin

Robert Weakley Wilson
Robert Weakley Wilson

Jerri K. Shelhart by Dolores Griffin
Jerri K. Shelhart, by Dolores Griffin, Attorney in Fact

Thomas D. Wilson by Dolores Griffin
Thomas D. Wilson, by Dolores Griffin, Attorney in Fact

James M. Wilson by Dolores Griffin
James M. Wilson, by Dolores Griffin, Attorney in Fact

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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 Dolores W. Griffin and Robert Weakley Wilson

the bargainor ~~s~~ ~~or 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 31st day of July 19 98.

Commission expires Exp.05/27/2001

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of July, 1998, before me personally appeared Dolores Griffin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jerri K. Shelhart, Thomas D. Wilson, and James M. Wilson and acknowledged that she executed the same as the free act and deed of Jerri K. Shelhart, Thomas D. Wilson and James M. Wilson.

WITNESS my hand and seal this 31 day of July, 1998.

NOTARY PUBLIC

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

MAIL ENV.

98 AUG 13 AM 10:02

04744470

REFERENCE

6459 98/13 01:01 03CHECK 277.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

AMT 72000.00
MOR TX 266.40
ERR CO
MOR TX 266.40-
BY BANK 266.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 277.40
CHECK 277.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/13/98 01 10:02 0001 6459

0474470

IDENTIFICATION REFERENCE

98 AUG 13 AM 10:02

No. 1