Please Return To:
Heritage Title LLC
159 St. Matthews Ave. Suite 4
Louisville, KY 40207

WARRANTY DEED

SEND TAX BILLS TO:(OWNERS)
Jason Hart and Angela Hart
1011 Calvert Street
Nashville, TN 37216
MAP PARCEL NUMBERS
61-07-0-251-15DZ-03730

Davidson County DEEDWARR
Recvd: 10/11/04 11:11 2pgs
Fees:13.00 Taxes:373.70
20041011-0122480

THIS INDENTURE, made and entered into this 13th day of February, 2004, by and between William M. Embody and Norece Embody, husband and wife, party of the first part, and Jason Hart and Angela Hart, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of One Hundred and One Thousand Dollars ($101,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee:

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,
and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Land in Davidson County, Tennessee, being lot no. 50 on the map of I.C. McMahon's Subdivision of Maplewood Lands, as of record in Book 547, page 79, Register's Office of said county.

Said Lot No. 50 fronts 100 feet on the north side of Calvert Avenue and runs back between lines 296 feet to a dead line.

Being the same property conveyed to William M. Embody and Norece Embody, husband and wife by Deed dated May 2, 1994, of record in Book 9336, Page 922, in the Office of the Clerk of County, Tennessee.

William M. Embody

Jason Hart

Norece Embody

Angela Hart

STATE OF TENNESSEE, COUNTY OF DAVIDSON,

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William M. Embody and Norece Embody, husband and wife, and Jason Hart and Angela Hart, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 12th day of February0, 2004.

My commission expires

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

Notary Public:

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $101,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this 12th day of February, 2004.

Notary Public

PROPERTY ADDRESS:
1011 Calvert Street
Nashville, TN 37216

This instrument prepared by:

Thomas E. Keating, Esquire
159 St Matthews Ave Suite 4
Louisville, Ky 40207

THIS INSTRUMENT PREPARED BY:

Thomas E. Keating, Esq.
Limestone Title, LLC dba
Keating & Keating
444 East Main Street, Suite 110
Lexington, KY 40507
859.231.0455