Record 1ST

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Gerald Hart
Affiant

Subscribed and sworn to before me, this 4 day of November 2005.

ANDREW H. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public
My commission expires: 8/24/06

Davidson County DEEDWARR
Recvd: 11/07/05 16:25 2 pgs
Fees:13.00 Taxes:480.63
20051107-0134926

Address of New Owner:	Send Tax Bills to:	Tax Information
Gerald Hart 637 Truxton Ct. Nashville TN 37214-0000	SAME	96-11-0/202.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged John F. Dowd, Jr. and wife, Virgina C. Dowd, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Gerald Hart and wife, Allison Hart, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 88 on the Plan of Hickory Bend Subdivision Section 1 of record in Book 3300 page 38 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John F. Dowd, Jr. and wife, Virginia C. Dowd, by deed from Jack R. Brooks and wife, Lillie Washer Brooks, of record in Book 4295 Page 845 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Hickory Bend Subdivision Section 1 of record in Book 3300 Page 38, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 3341 Page 265; Book 3346 Page 636; Book 3015 page 38 Book 4175 Page 93; Book 4961 page 817; Book 4272 page 832; Book 4380 page 941; Book 4398 page 723 Register's Office for Davidson County, Tennessee

This property is improved property known as 637 Truxton Ct., Nashville, Tennessee 37214-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 _____ day of November, 2005.

John F Dowd Jr by Brenda Hayes POA
John F. Dowd, Jr.
By: Brenda Hayes, Attorney In Fact

Virginia C. Dowd
Virgina C. Dowd

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 Virgina C. Dowd, the bargainor(s), 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 Brentwood, Tennessee, this 1st day of ~~June~~, 2005.
Nowd

Notary Public

My Commission expires: 4/2/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of November, 2005, before me personally appeared Brenda Hayes 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 John F. Dowd, Jr. acknowledged that such person executed the same as the free act and deed of John F. Dowd, Jr.

Notary Public

My Commission expires 4/2/07

FILE NO: WG1225

Amy Cross Nance
State of Tennessee Notary Public
Williamson County