Davidson County DEEDWARR
Recvd: 07/12/07 10:06 3 pgs
Fees:18.00 Taxes:703.00
20070712-0083019

WARRANTY DEED

Name and Address of Property Owner	Send Tax Bills To:	Map & Parcel Numbers:
Susan W. Hart	Susan W. Hart	Map: 104-15-
3197 Old Newberg Road	3197 Old Newberg Road	Parcel: 021.00
Murray, KY 42071	Murray, KY 42071	24W-10840

FOR AND IN CONSIDERATION of the transfer of title with no monies being exchanged by the hereinafter named *GRANTEE,* and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I, WESLEY J. HART, a single person,

hereinafter called the *GRANTOR,* have bargained and sold, and by these presents do transfer and convey unto:

SUSAN W. HART, a married person,

hereinafter called the *GRANTEE,* her heirs and/or assigns, a certain tract or parcel of land described as follows, to-wit:

Land in Davidson County, Tennessee, and being the Easterly 50 feet of the Southerly 112 feet of Lot No. 32 on the plan of Belair as of record at Plat Book 332, Page 6 in the Register's Office for said county.

Said part of said Lot No. 32 fronts 50 feet along the Northerly margin of Westwood Avenue and extends back between parallel lines and with the Westerly margin of 28th Avenue South (now Natchez Trace Avenue) a distance of 112 feet to a dead line in the rear.

This conveyance is subject to current year's property taxes which have been prorated this date and the Grantee assumes in full (if this proration is based on prior year's taxes or the best information available as of this date, Grantor expressly agrees to reimburse Grantee for any difference in the prorated amount within 30 days of written notice of the same from Grantee), and to restrictive covenants, plat limitations, easements and/or other matters, as hereinafter stated to wit: Plan at Plat Book 332, Page 6 said Register's Office and any creeks and/or streams within the boundaries of said premises.

Being the same lands conveyed by Warranty Deed from Emily M. Pepper and Mary M. Frey, devisees under the Will of Zora T. (Tompkins) McConnell to

Wesley J. Hart, dated May 26, 2006 and of record as Instrument No. 200606020064847 in the Davidson County Register of Deed's Office.

This is improved property known as: ***2800 Westwood Avenue, Nashville, Tennessee 37212-4705.***

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, Susan W. Hart, a married person,*** her heirs and assigns forever. We do covenant with said ***GRANTEE*** 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 set out herein. We do further covenant and bind ourselves, our heirs and respresentatives to warrant and forever defend the title to said land to the ***GRANTEE,*** her heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 hands on this 18th day of June, 2007.

WESLEY J. HART, single, Grantor

STATE OF Kentucky)
:SCT.
COUNTY OF Calloway

I, Lori Swift, Notary Public of the County aforesaid, do hereby certify that the foregoing Warranty Deed was duly acknowledged and sworn to before me in said County by **Wesley J. Hart, single,** to be his free act and deed, all of which is certified to the proper office for record.

Given under my hand this 18th day of June, 2007.

Lori Swift
Notary Public, Kentucky
My Comm Expires: 5/2/09

LORI SWIFT NOTARY PUBLIC STATE AT LARGE KY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, _____, Register for said County of Davidson, do hereby certify that the foregoing Warranty Deed and Certificate hereto attached were filed in my office on the ___ day of _____, 2007 at _____o'clock ___.M., and so noted in file book for Deeds and recorded in Deed Book No._____, Page No._____.

Given under my hand this ___ day of _____, 2007.

_____
Register, Davidson County, Tennessee

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Susan W. Hart
Affiant

Subscribed and sworn to before me this 18th day of June, 2007.

Lori Swift
Notary Public, Kentucky
My Comm Expires: 5/1/09

LORI SWIFT NOTARY PUBLIC AT LARGE KY

INSTRUMENT PREPARED BY:

Joseph W. Bolin
JOSEPH W. BOLIN,
Attorney at Law
314 Main Street
Murray, KY 42071