WARRANTY DEED

For and in Consideration of the sum of Thirteen Thousand Five Hundred & NO/100ths ($13,500.00) - DOLLARS cash in hand paid by ANDY F. HARDY and wife, MARGUERITE R. HARDY, the receipt of which is hereby acknowledged.

WE, JAMES E. SELLERS and wife, CHARLOTTE M. SELLERS,

have bargained and sold, and by these presents do transfer and convey unto the said ANDY F. HARDY and wife, MARGUERITE R. HARDY, 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 parts of lots Nos. 19 and 20 of Block No. 2 on the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr. Surveyor, May 10, 1947, as follows:
Beginning at an iron pin on the southerly margin of Sharondale Drive at a point 97.5 feet east of the easterly margin of 22nd Avenue, South, being the corner of lots Nos. 20 and 21; thence with the line between said two lots, southwardly 246 feet to an iron pin on the northerly line of lot No. 23; thence with said line, eastwardly 8.5 feet to an iron pin; thence northeastwardly 206 feet, more or less to an iron pin on the southerly margin of Sharondale Drive at a point 18.5 feet east of the corner of lots Nos. 19 and 20; thence with said Drive, westwardly 116 feet to the beginning.
Said property is improved and located #2145 Sharondale Drive, Nashville, Davidson County, Tennessee.
Being the same real property conveyed to James E. Sellers and wife, Charlotte M. Sellers by deed from James R. Walker and wife, of record in Book 2648, page 75, Register's Office for said County.

The above described property is conveyed subject to a twenty-foot easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by James E. Sellers, Et Ux., across premises as set out in instrument of record in Book 3767, page 248, Register's Office for Davidson County, Tennessee.

Taxes for year 1964 to be pro-rated as of date hereof, the same being assumed by purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ANDY F. HARDY and wife, MARGUERITE R. HARDY, their heirs and assigns, forever.

And we do covenant with the said ANDY F. HARDY and wife, MARGUERITE R. HARDY 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.

And we, JAMES E. SELLERS and wife, CHARLOTTE M. SELLERS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ANDY F. HARDY and wife, MARGUERITE R. HARDY, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 24th day of June, 19 64

James E. Sellers
JAMES E. SELLERS

X Charlotte M. Sellers
CHARLOTTE M. SELLERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Van Gilmore, a Notary Public in and for said County and State, the within named JAMES E. SELLERS, husband of CHARLOTTE M. SELLERS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1964.

Van Gilmore, Notary Public.

Commission Expires 4-29-68

STATE OF FLORIDA
COUNTY OF Washington

Personally appeared before me, Mary Nell Bush (Mrs Mary Nell Bush), a Notary Public in and for said County and State, the within named CHARLOTTE M. SELLERS, wife of JAMES E. SELLERS

the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at CHIPLEY, Florida, this 25th day of June, 1964

Mary Nell Bush (Mrs Mary Nell Bush), Notary Public.

Commission Expires Nov 17 1964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 (their his oath several oaths) acknowledged (themselves himself) to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that (they he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____

on this the _____ day of _____, 19____.

Commission expires _____ _____, Notary Public.

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DO NOT PUBLISH

WARRANTY DEED

FROM

JAMES E. SELLERS, ET UX

TO

ANDY F. HARDY, ET UX

42532

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 20 2 41 PM '64

NOTED: BOOK 109 PAGE 540
RECORDING FEE $ 2.25
DEP. REG. DD



Compliments of

Guar

Kansas

STATE TAX $ 20.50
PROBATE 50
TOTAL $ 21.00

JUL 20 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 20 1964