Validation

# WARRANTY DEED

BOOK 3974 PAGE 89

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lee Hardy | Lee Hardy | MAP 92-02 |
| (NAME) | C/O Charles Hardy (NAME) | Par 381 |
| (STREET ADDRESS OR ROUTE NUMBER) | 240 34 (STREET ADDRESS) | 11W |
| (CITY) (P. O. ZONE) (STATE) | Nashville 37206 (CITY) (ZONE) (STATE) | M S |

*For and in Consideration of the sum of* ----------$10.00----------

----------Ten---------- *DOLLARS*

and also in consideration of the fact that I was not 21 years of age when I executed a Warranty Deed dated January 18, 1964 of Record Book 3761, Page 629 for the property conveyed herein therefore this deed is executed to fully validate said deed and reaffirm my conveyance since my 21st birthday, December 29, 1965, I, Katherine B. Sharp Green

**NO STATE TAX DUE**

JAN 3 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN

*have bargained and sold, and by these presents do transfer and convey unto the said* Lee Hardy all my interest

to his *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 lot No. 81 of Block No. 1 on the Plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said lot No. 81 fronts 50 feet on the northerly said of Alameda Street and runs back between Parallel lines 140 feet to an alley.

Being the same real property conveyed to Robert Sharp and wife, Irene Sharp, by deed from Hayes Brown and wife, dated November 7, 1945, filed December 4, 1945, and recorded in book 130, page 28, said Register's Office.

Being the same real property conveyed to Lee Hardy by deed from Robert M. Sharp and wife, Alice G. Sharp and Katherine B. Sharp Green and husband, Blirs R. Green as of record in Book 3761, Page 629, said Register's Office.

This is unimproved { } improved property, known as Alameda (House Number) (Street) Nashville, Tenn P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Lee Hardy *his heirs and assigns, forever.*

*And* I *do covenant with the said* Lee Hardy *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* I, Katherine E. Sharp Green *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lee Hardy *his heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 3d *day of* Dec., *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine Elaine Green

Elvis B. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. D. Hank, Jr., a Notary Public in and for said County and State, the within named Katherine E. Sharp Green and husband, Elirs R. Green

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of Dec, 1965.

Notary Public.

Commission Expires 1/27/66

STATE OF
COUNTY OF

Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

Notary Public

Commission Expires.....

Validation of Deed

# WARRANTY DEED

FROM

KATHERINE EL SHARP GREEN, VIR.

TO

LEE HARDY

12311

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 3 12 55 PM '66

NOTED: BOOK 113 PAGE 267
RECORDING FEE $ 2.00
DEP. REG. m

Compliments of

**Guaranty Title Company**

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Prepared by; W D Hawkins, Jr Attorney