WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4179 PAGE 944

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Milo G. Sherman (NAME)	same (NAME)	Map 51-15
Oakland Acres (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Par 35
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	same (CITY) (ZONE) (STATE)	Pt 51-15-34

For and in consideration of the sum of Ten and No/100 ($10.00) **DOLLARS**

Cash in hand paid by Milo G. Sherman and wife, Ruth W. Sherman and other good and valuable considerations the receipt of which is hereby acknowledged

Hardcastle Construction Company, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Milo G. Sherman and wife, Ruth W. Sherman

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 all of Lot No. 30 and the southerly one-half (52-1/2 feet) of Lot No. 31 on the Map of Oakland Acres, Section Eleven as of record in Book 2700, page 26, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 and southerly one-half of Lot No. 31 adjoin and front together 157-1/2 feet on the east side of Oakland Acres Drive and extends back between lines 195.08 feet on the north line and 195.09 feet on the south line to a dead line in the rear measuring 157-1/2 feet thereon.

BEING part of the same property conveyed to Hardcastle Construction Company, Inc., by deed from W. R. Yearwood, a widower, of record in Book 3819, page 274, Register's Office for Davidson County, Tennessee.

A Vendor's Lien is expressly retained in this Deed for the purpose of securing the payment of one promissory note of evendate with this Deed given to secure the sum of $1500.00 to be paid to the grantor herein in the event that the parties to this Deed I cannot agree that Hardcastle Construction Company, Inc. will build a dwelling to the purchasers. In the event that Hardcastle Construction Company, Inc. builds the improvement the note will be held for naught and the Lien herein retained will be released.

STATE TAX $ 1.25
PROBATE .50
TOTAL $ 1.75

OCT 11 1967
PAID OCT 11 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

This is unimproved (X) improved ( ) property, known as 1509 (House Number) Oakland Acres Drive (Street) Madison, Tennessee (P. O. Address: City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

In witness Whereof, the said Hardcastle Construction Company, Inc. has caused it's ~~Witness xxxxxxxxxxx hand xxxxx this xxxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxxx 19xxxx~~ corporate name to be hereunto subscribed by it's duly authorized officers at Nashville, Tennessee, this 29th day of September, 1967.

Hardcastle Construction Company, Inc.

By: Clyde Hardcastle
President

STATE OF TENNESSEE
Davidson County

BOOK 4179 PAGE 945

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, James M. Foster, a Notary Public within and for the State and County aforesaid, personally appeared Clyde Hardcastle with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Hardcastle Construction Company, Inc. the within named bargainor, a corporation, and that (he) as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Clyde Hardcastle as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of September, 1967

My commission expires Dec. 2, 1967

James M. Foster
Notary Public

WARRANTY DEED

FROM Hardcastle Construction Company, Inc.

TO Milo G. Sherman and wife, Ruth W. Sherman

Prepared by Caesar E. Urrutia, Atty. 601 Stahlman Bldg., Nashville, Tenn.

91883

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 11 12 40 PM '67

NOTED BOOK 117 PAGE 483
RECORDING FEE $ 3.00
DEP. REG. .75

Attorneys Title Company

DOCUMENTARY $.25 $.15 $.15

F. L. Foster Realty Co