BOOK 1462 PAGE 740 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Oliver H. Dale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 1970.

Martha B. Hagood
Notary Public

MY COMMISSION EXPIRES: 5/1/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

OLIVER H. DALE (NAME) 3121 Dickerson Road Nashville Tennessee 37207 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob C. Hardin (NAME)	Bob C. Hardin (NAME)	Map. 60-4
3112 Hillside Drive (STREET ADDRESS OR ROUTE NUMBER)	3112 Hillside Drive (STREET ADDRESS)	Par. 39
Nashville (CITY) Tennessee (STATE) (P. O. ZIP)	Nashville (CITY) Tennessee (STATE) 37207 (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Arthur D. Ellis & wife, Elizabeth J. Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOB C. HARDIN AND WIFE, MARY E. HARDIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, being part of lot no. 2 on the plan of the Real Estate of William Phillips, deceased, as of record in Book 57, page 21, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, April 12, 1958, as follows: Beginning at a steel pin in the south boundary line of said lot No. 2 and in the westerly margin of Hillside Road; thence with the southerly line of said lot No. 2 and along a fence line, being Sprouse's northerly line north 85 deg. 30' west 170.11feet to a fence post corner; thence with a fence north 4 deg. 30' east 70 feet; thence easterly 167 feet, more or less, to thewesterly margin of Hillside Road; thence with the same south 2deg. 27' west 70 feet to the beginning.

Being the same property conveyed to Arthur D Ellis and wife, Elizabeth J. Ellis by Alphonse E. Sciaretta and wife, Hazel B. Sciaretta by deed in the Registers office of Davidson County of Book_____, Page_____.

This is unimproved ( ) improved (X) property, known as 3112 Hillside Drive Nashville Tenn. 37207 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 10th day of November, 1970

Arthur D. Ellis

Elizabeth J. Ellis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Martha Shepard, a Notary Public in and for said County and State, the within named Arthur D. Ellis & wife, Elizabeth J. Ellis

the bargainor, 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 10th day of November 1970

Commission expires 5/11/74

Martha Shepard
Notary Public

STATE OF TENNESSEE
Davidson County

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 several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Arthur D. Ellis and wife,

TO
Elizabeth J. Ellis

Bob C. Hardin and wife, Mary F. Hardin

A 9 7 4 4 4

IDENTIF. REFERENCE

Nov 25 2 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Bob C. Hardin - 310A Meadow Dr. - Woodbine 37907

NOV25 70	CONV	11,000.00				
NOV25 70	S'TAX		A*	28.60		
NOV25 70	PR'FEE		A*	.50		
NOV25 70	W'DEED		A*	3.00	*	32.10