BOOK 4643 PAGE 489

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $18,154.15

Walker D. Hardin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Sept. 1972

John R. Hopkins
Notary Public

MY COMMISSION EXPIRES: OCT. 18, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney	480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker D. Hardin et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	MAP 80-7
3309 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	PAR 122
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	13D-1 1697

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~~, I, Jeanette Louise Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walker D. Hardin et ux Bobbie Jean 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:

Being Lot No. 459 in the Bordeaux Hills S/D, Section 9, of record in Book 4175, Page 116, RODC.

Being the same property conveyed to the within named GRANTOR by deed of record in Book 4489, Page 22, RODC.

This conveyance is subject to the restrictive covenants of record in Book 4405, Page 427; easements, setback lines and conditions of Owner's Certificate as shown on Plan of record in Book 4175, Page 116, RODC, Tennessee.

However, this conveyance is subject to the GRANTEES assumption herewith and agreement to pay the unpaid balance of a certain Deed of Trust Note payable to Fidelity Federal Savings and Loan Association of Nashville, Tennessee in the original principal amount of $16,750.00, same secured by a Deed of Trust of record in Book 4489, Page 24, RODC.

OCT-4 72	CONV	18,154.15			
OCT-4 72	S TAX		A*	47.32	
OCT-4 72	PR FEE		A*	.50	
OCT-4 72	W DEED		A*	4.00	* 51.82

This is unimproved ( ) improved (X) property, known as 3309 Cocoa Drive, Nashville, Tennessee 37218
(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 Her hand this 30th day of Sept., 1972

Jeanette Louise Sadler:

Jeanette Louise Sadler

STATE OF TENNESSEE
~~Davidson~~ County
Sumner

BOOK 4643 PAGE 490

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette Louise Sadler

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 Hendersonville, Tennessee, this 30th day of Sept. 1972

Commission expires Oct. 18, 1975

John R. Hepler
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Jeanette Louise Sadler

TO
Walker D. Hardin et ux

Mail To All-State Realty Co
700 W. Main St.
Hendersonville, Tn. 37075

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

B 7 8 6 3 3

IDENTIF. REFERENCE

Oct 4 - 1 00 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.