THIS INSTRUMENT IS PREPARED BY: Mahon W. Smith, Jr., ATTORNEY AT LAW
320 Gallatin Road
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4837 PAGE 802

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARVIN J. HARDY, JR. (NAME)	Murphree Mortgage Co. (NAME)	MAP 147-8
3738 Faulkner Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	PARCEL 146
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, including the assumption of an indebtedness, as evidenced by an instrument of record in Book 3751, page 585, Register's Office for Davidson County, Tennessee.

I, BRUCE LEE ROSBACH, hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said MARVIN J. HARDY, JR., hereinafter called the GRANTEE,

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 134 on the Plan of Hillbrook, Section III, of record in Book 3300, page 84, Register's Office for said County.

Said Lot No. 134 fronts 76 feet on the easterly side of Faulkner Drive and extends back 158 feet on the northerly line and 171 feet on the southerly line to a dead line in the rear on which it measures 77 feet.

Being the same property conveyed to Bruce Lee Rosbach by deed from Burnace W. Terrell and wife, of record in Book 4325, page 461 and by deed from Laura C. Rosbach of record in Book 4659, page 579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restriction covenants of record in Book 3460, page 295; setback line and easements shown on Plan of record in Book 3300, page 84; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000.00

Subscribed and sworn to before me, this the 25th day of July, 1974

Affiant: Mahon W. Smith, Jr.

My commission expires: 4-16-75 (Affix Seal)

Notary Public: James G. Rosenbaum

This is unimproved ( ) improved (X) property, known as 3738 Faulkner Drive - Nashville, Tennessee 37211 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE,

his *(successors), heirs and assigns forever.* he *covenant that* he has *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

He *further covenant and bind* himself, him *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE,

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 22nd *day of* July, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Bruce Lee Rosbach

Pennsylvania

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4837 PAGE 803

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* BRUCE LEE ROSBACH

the within named 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 Milford, Pennsylvania *this* 22nd *day of* July *19* 74

Commission expires 4/22/77

Notary Public

NOTARY PUBLIC SOUTH COLLINS

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.....

JUL 25 74 CONV 22,000.00
JUL 25 74 S'TAX A* 57.20
JUL 25 74 PB'FEE A* .50
JUL 25 74 W'DEED A* 4.00 * 61.70

WARRANTY DEED

FROM

BRUCE LEE ROSBACH

TO

MARVIN J. HARDY, JR.

C 6 4 6 5 3

IDENTIF. REFERENCE

JUL 25 11 44 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS