WARRANTY DEED

BOOK 4848 PAGE 269

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Harbin	Same	Map 98
(NAME:)	(NAME:)	p/o Par. 65 & 93
Rt. 6 Earhart Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4D-13603
Mt.Juliet, Tenn. 37122 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail -7

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, John C. Hardiman and wife, Anna Ruth Neal Hardiman *have bargained and sold, and by these presents do transfer and convey unto the said* James R. Harbin and wife, Jane E. Harbin their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land lying and being in the 4th Civil District of Davidson County, Tennessee and described as follows to wit:

Beginning at a point in the easterly margin of Earheart Road, said point being the southwest corner of the property conveyed to Hoyal F. Wilkerson and wife, Bobbye Carr Wilkerson by deed of record in Book 4099, page 439, Register's Office for Davidson County, Tennessee and the northwest corner of the herein described tract of land; thence south 89° 00' east, 1800 feet to a stake; thence south 1° 00' west 300 feet to a point; thence north 89° 00' west 900 feet to a point; thence north 1° 00' east 150 feet to an iron pin; thence north 89° 00' west 900.0 feet to an iron pin in the easterly margin of Earheart Road; thence along the easterly margin of Earheart Road, north 1° 00' east 150.0 feet to the point of beginning, and containing 9.2 acres, more or less.

Being the same property conveyed to John C. Hardiman and wife, Anna M. Hardiman by deed from Frank M. Newman, Trustee of record in Book 4100, page 224, Register's Office for Davidson County, Tennessee and being the same property conveyed to John C. Hardiman and wife, Ruth Neal Hardiman by deed from Walter J. Edwards of record in Book 4700, page 949, Register's Office for Davidson County, Tennessee. Anna N. Hardiman and Ruth Neal Hardiman is one and the same person.

D. continued....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100.00

Affiant

Subscribed and sworn to before me, this the 30th day of August, 19 74

Notary Public

My commission expires: 2-8-1978
(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY

The above described property is conveyed subject to the restrictions as follows, which is setforth in deed of record in Book 4100, page 224 and in Book 4140, page 89, Register's Office for Davidson County, Tennessee.

Building restrictions: 175 ft. building setback from Earhart Road; 1200 sq. ft. living area, 50% brick, stone or equivalent, brick or stone to grade; no trailers; no basement houses used as living quarters; out-buildings must be neat and approved by developer; no swine or goats will be permitted within 500 feet of Earhart Road.

AUG 30 ☲	CONV	52,500.00			
AUG 30 ☲	S'TAX		A*	136.50	
AUG 30 ☲	PR'FEE		A*	.50	
AUG 30 ☲	W'DEED		A*	6.00	* 143.00

This is (unimproved ( ) improved (X)) property, known as Rt. 6 (House Number) Earhart Rd. (Street) Mt. Juliet, Tenn. 37122 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 James R. Harbin and wife, Jane E. Harbin their *heirs and assigns, forever.*

And we *do covenant with the said* James R. Harbin and wife, Jane E. Harbin *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.*

And we, John C. Hardiman and wife, Anna Ruth Neal Hardiman *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James R. Harbin and wife, Jane E. Harbin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 30th *day of* August, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John C. Hardiman

Anna Ruth Neal Hardiman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Hardiman and wife, Anna Ruth Neal Hardiman

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 2nd day of August, 19 74.

Jim S Smith, Notary Public.

Commission Expires 2-8-1978

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 .

C 69345 T IDENTIFICATION REFERENCE AUG 30 11 02 AM '74 FELIX Z. WILKINS REGISTER DAVIDSON COUNTY, TENN.

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 .