BOOK 4877 PAGE 843

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES E. HARDIMAN, JR.	SAME	Map 51-6
(NAME)	(NAME)	P/O Par. 23
309 W. Due West Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 4435
Madison, Tennessee 37115		
(CITY) (P. O. ZONE) (STATE)	(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 considerations,

WE, N. C. BERGER and wife, MARTHA BERGER, hereinafter called the GRANTORS

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES E. HARDIMAN, JR., hereinafter called the GRANTEE, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 1 of Resubdivision of Part of Lot No. 3 on the Unrecorded Plan of Beasley Property, in accordance with a survey by Barry Greer & Associates, Lic. #211, dated February 21, 1974, and being more particularly described as follows:

Beginning at the southeast corner of Lot 161 of Pleasant Acres, Section 1, per Plat Book 2133, page 60, Register's Office for Davidson County, Tennessee; and the southwest corner of this lot and in the north margin of Due West Avenue; thence N 3° 3' 19" E 200.73 feet to a concrete monument; thence N 29° 5' 2" E 158.30 feet to an iron pin; thence S 86° 48' 32" E 84.49 feet; thence S 5° 22' 39" W 344.08 feet to the north margin of Due West Avenue; thence along said Avenue N 86° 31' 29" W 140.00 feet to the point of beginning.

Being part of the same property conveyed to N. C. Berger and wife, Martha Berger, by deed from Charles E. Hardiman, Sr., and wife, Desie D. Hardiman, of record in Book 4696, page 758, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 20 day of December, 1974

Affiant

My commission expires: MAY 17 1977 (Affix Seal)

Notary Public

This unimproved / improved property, known as ..... (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.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *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* 20th *day of* December, 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.*

N. C. Berger

Martha Berger

BOOK 4877 PAGE 844

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* N. C. BERGER and wife, MARTHA BERGER

the within named bargainor...S, 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 Madison, *Tennessee, this* 20th *day of* December, *19* 74

Hubert L. Baker *Notary Public*

Commission expires May 17, 1977

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.....

WARRANTY DEED

FROM

N. C. BERGER, ET UX

TO

CHARLES E. HARDIMAN, JR.

DEC 30 74 CONV 10,000.00
DEC 30 74 S'TAX A* 26.00
DEC 30 74 PR'FEE A* .50
DEC 30 74 W'DEED A* 4.00 * 30.50

C 8 2 7 4 1

IDENTIF. REFERENCE

DEC 30 10 03 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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