THIS INSTRUMENT PREPARED BY: DAVID RUTHERFORD, ATTORNEY, NASHVILLE, TENNESSEE.

WARRANTY DEED

BOOK 4913 PAGE 890

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles M. Hardaway (NAME)	Security Federal Savings and Loan Assn. (NAME)	
5018 Manuel Drive (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road (STREET ADDRESS)	146-1,
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37204 (CITY) (ZONE) (STATE)	E4 pt

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

Cash in hand paid and other good and valuable consideration paid by the grantee herein, the receipt of which is hereby acknowledged.

We, Samuel A. Branch and wife, Ouida F. Branch

have this day bargained and sold, and do hereby transfer and convey unto the said
Charles M. Hardaway and wife, Peggy L. Hardaway
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 25 on the Plat of Crievewood, of record in Book 2331, page 99, Register's Office for said County.

Said Lot No. 25 fronts 164.23 feet on the east margin of Manuel Drive, and extends back 209.4 feet on the north line and 204.5 feet on the south line, which is a broken line, to a line on the rear on which it measures 115.2 feet.

Being the same property conveyed to Samuel A. Branch and wife, Ouida F. Branch, by deed from Dorbet L. Wright and wife, Mildred R. Wright, of record in Book 4725, page 996, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 2491, page 278, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to the plan of record in Book 2331, page 99, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,900.00

Subscribed and sworn to before me, this the 16th day of May 1975

Affiant Charles M. Hardaway

My commission expires: 5/2/76 (Affix Seal)

Notary Public Patsy J. McGuire

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is { unimproved / improved } property, known as 5018 Manuel 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
Charles M. Hardaway and wife, Peggy L. Hardaway
(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.*, except for the 1975 taxes which have been prorated and assumed by the grantees herein.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Charles M. Hardaway and wife, Peggy L. Hardaway
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16th *day of* May, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Samuel A. Branch — Ouida F. Branch

Samuel A. Branch — Ouida F. Branch

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patrick J. McGuigan, a Notary Public in and for said County and State, Samuel A. Branch and Ouida F. Branch 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 Nashville, Tennessee this 16th day of May, 19 75

Patrick J. McGuigan
Notary Public

Commission expires 6/2/76

PATRICK J. McGUIGAN NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

SAMUEL A. BRANCH ET UX

TO

CHARLES M. HARDAWAY ET UX

C 98882

IDENTIF. REFERENCE

MAY 19 10 52 AM '75

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

MAY 19 75	CONV	27,900.00				
MAY 19 75	S'TAX		A*	72.54		
MAY 19 75	PR'FEE		A*	.50		
MAY 19 75	W'DEED		A*	4.00	*	77.04

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First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238