FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 76

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25000.00

John H. Hardeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

DAY OF March 19 76

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Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr., atty., 1623 Parkway Towers, Nashville, Tennessee

NAME — ADDRESS

Mail-4

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Hardeman, et ux (NAME)	New Owner (NAME)	Map 104-6
3100 Wellington Ave. (STREET ADDRESS OR ROUTE NUMBER)	(SAME) (STREET ADDRESS)	Par 286
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	21W-5815

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, Nancy Joy F. Crecraft, Trustee for Leslie Ann C. Anderson, with full power to sell, mortgage, transfer or otherwise convey without the joinder of any beneficiaries HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John G. Hardeman and wife, Emily K. Hardeman

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:

Land in Davidson County, Tennessee, being Lot No. 94 and the easterly 2 feet of Lot No. 95 on the Plan of the Bransford Realty Company's West End Avenue Place, as of record in Book 332, Page 15, Register's Office for said County.

Said Lot No. 94 and the easterly part of Lot No. 95 front together 75 feet on the northerly side of Wellington Avenue, and run back between parallel lines, with the westerly margin of 31st Avenue South, 135 feet to an alley.

Being the same property conveyed to Nancy Joy F. Crecraft, Trustee for Leslie Ann C. Anderson, with full power to sell, mortgage, transfer or otherwise convey without the joinder of any beneficiaries, by deed from George T. Jernigan and wife, Ann Helm Jernigan, of record in Book 4969, Page 836, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning and zoning regulations.

This is unimproved ( ) property, known as improved (X) 3100 Wellington Avenue (House Number) (Street) Nashville, Tennessee (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 our hand s this 29th day of March, 19 76

Nancy Joy F. Crecraft Trustee for Leslie Ann C.

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Joy F. Creecraft

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 Nashville, Tennessee, this 29TH day of March 1976

Commission expires 10-31-78

Linda Sue Steinwedell
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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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

D 42739

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

APR 1 10 32 AM '76

FEE
REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-1 76	CONV	25,000.00				
APR-1 76	S'TAX		B*	65.00		
APR-1 76	PR'FEE		B*	.50		
APR-1 76	W'DEED		B*	4.00	*	69.50

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