FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93459.13

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 1976

Notary Public

MY COMMISSION EXPIRES: 11/20/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward G. Hardage (NAME)	The Lomas & Nettleton Co. (NAME)	74-8
137 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	243 pd
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

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, Thomas C. Ross and wife, Nancy W. Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward G. Hardage and wife, Barbara A. Hardage

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. 1030 on the Plan of Hermitage Hills, Section 10, of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 1030 fronts 95 feet on the southeasterly margin of Jacksonian Drive and runs back between lines measuring 102.23 feet on the northeasterly side and 110.37 feet on the southwesterly side to a broken line in the rear on which it measures 149.04 feet.

Being the same property conveyed to Thomas C. Ross and wife, Nancy W. Ross by deed from William Archibald Moss and wife, Laura Adams Moss, as of record in Book 4252, page 896, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4136, page 165, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 137 Jacksonian Drive, Hermitage, Tennessee 37087
(House Number) (Street) (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 15 Apr day of April, 19 76

Thomas C Ross Nancy W Ross

DEPUTY

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Ross and wife, Nancy W. Ross

the 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 15 day of April 19 76

Commission expires 11/30/78

John M. Gossett
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

WARRANTY DEED

FROM
Thomas C. Ross et ux

TO
Edward G. Hardage et ux

D 45217

IDENTIF. REFERENCE

APR 19 1 39 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
DICK WINECOFF & ASSOCIATES
2831 LEBANON ROAD
DONELSON, TENN. 37214

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CO 3345913	MO
WD 4.00	MS
TD	ST 87.10
CC	ST
MR	PF 50
UCC	TOTAL 91.60