BOOK 5018 PAGE 709

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 19 76

Notary Public

MY COMMISSION EXPIRES: 8-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, Atty., 300 Jas. Robertson Pkwy., Nashville, TN
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael F. Weber, Jr., | First Federal of Nashville | Map 116-4 |
| (NAME) et ux | (NAME) | |
| 156 Kenner Avenue | Union at Fourth Avenue | Par. 50 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN | Nashville, TN 37219 | 7DA09520 |
| (CITY) (STATE) (P. O. ZIP) | (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, James A. Hardaway and wife, Nancy Hardaway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Weber, Jr. and wife, Donna G. Weber

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:

Being the southerly 50 feet on Lot No. 18 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 18 fronts 50 feet on the easterly margin of Kenner Avenue and runs back between lines measuring 183 feet on the southerly line and 186 1/4 feet, more or less, to a dead line in the rear bordering on a 10-foot reserved strip, measuring 50.08 feet thereon.

Being the same property conveyed to James A. Hardaway and wife, Nancy B. Hardaway by deed from Pauline Lewis of record in Book 4914, page 82, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 156 Kenner Avenue, Nashville, TN
(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 22nd day of April, 19 76

JAMES A. HARDAWAY

NANCY HARDAWAY

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES A. HARDAWAY and wife, NANCY HARDAWAY

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 22nd day of April, 19 76

Commission expires 11-13-1979

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 46277

IDENTIF. REFERENCE

APR 26 1 37 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| PR26 | CONV | 34,500.00 | | | |
| PR26 | S'TAX | | B* | 89.70 | |
| PR26 | PR'FEE | | B* | .50 | |
| PR26 | W'DEED | | B* | 4.00 | * 94.20 |

WARRANTY DEED

FROM

JAMES A. HARDAWAY and wife, NANCY HARDAWAY

TO

MICHAEL F. WEBER, JR. and wife, DONNA G. WEBER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.