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This instrument was prepared by Earl Thompsen, Atty. Nashville, Tenn.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. E. Hardiman, et ux	Same	
(NAME): same	(NAME): 1248 Gallatin Rd., S.	27-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Madison, Tennessee 37115	4
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we,

JUN 18 '75 CONV 10,000.00
JUN 18 '75 S'TAX B* 26.00
JUN 18 '75 PR'FEE B* .50
JUN 18 '75 W'DEED B* 8.00 * 34.50

E. R. Phillips and Gladys Phillips

have bargained and sold, and by these presents do transfer and convey unto the said C. E. Hardiman and wife, Dessie Hardiman, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 33 on the Map of Mansker Meadows, Section 2, as of record in Plan Book 2663, page 15, Register's Office for said County: Said Lot No. 33 fronts 100 feet on the northeasterly side of Mansker Drive and extends back 728 feet more or less on the northwesterly line and 794 feet more or less on the southeasterly line to the center of Mansker Creek on which it measures 325 feet more or less, thereon.
Being part of the property conveyed to E. R. Phillips, by deed from G. L. Comer, Trustee, as of record in Book 2300, page 87; as to one-half undivided interest; and to Gladys Phillips, by deed from Mary Phillips Thompson, as of record in Book 2635, page 83, as to the other.

This property is conveyed subject to the following:

(1) A 10-foot public utility easement, a 30-foot minimum building set-back line from Mansker Drive, a 2.5 x 20-foot anchor easement ab both front corners, and conditions of owner's certificate, as shown on plan of record in Book 2663, pages 15 and 16 and book 2906, page 75, Register's Office for Davidson County, Tennessee.

(2) Perpetual easement and right to flood premises as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, granted the United States of America by deed of flowage easement from G. L. Comer, Trustee, of record in Book 2273, page 297, Register's Office for Davidson County, Tennessee and as shown on Plan of record in Book 2663, pages 15 and 16, Register's Office for said County.

(CONTINUED)

(3) Restrictive covenants contained in an instrument of record in Book 2646, page 315, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10,000.00.

Carl Bruce
AFFIANT

SWORN TO AND SUBSCRIBED before me this 14th day of April, 1976.

Barbara Collier
Notary Public
My Commission Expires: 6/9/79

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Hardiman and wife, Dessie Hardiman, their heirs and assigns, forever.

And we do covenant with the said C. E. Hardiman and wife, Dessie Hardiman, 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.

And we, E. R. Phillips and Gladys Phillips do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. E. Hardiman and wife, Dessie Hardiman, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of April, 1976

X E. R. Phillips
E. R. Phillips

X Gladys Phillips
Gladys Phillips

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Barbara Collier, a Notary Public in and for said County and State, the within named E. R. Phillips and Gladys Phillips

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 day of April, 1976

Barbara Collier, Notary Public

Commission Expires June 9, 1979

BARBARA COLLIER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

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

E. R. PHILLIPS, ET AL

Randall Phillips

TO

C. E. HARDIMAN, ET UX

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

D 5 4 5 3 4

TO
IDENTIFICATION REFERENCE

JUN 18 2 33 PM '76

FEE
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.

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