This instrument prepared by Thomas W. Hardin, Attorney, Columbia, Tennessee.

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D E E D

BOOK 5052 PAGE 759

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantees herein and their agreement to pay a certain note to Guaranty Mortgage Company, which is secured by a Deed of Trust to Guaranty Mortgage Company, dated May 19, 1965, of record in Book 3894, Page 390, of the Register's Office of Davidson County, Tennessee, JOHN BURKE HARDIN and wife, LAETITIA W. HARDIN, have this day bargained and sold and do by these presents sell, transfer and convey unto W. ROBERT SELPH and wife, FRANCES L. SELPH, their heirs and assigns, the following described tract or parcel of land lying and being in the Eighth Civil District of Davidson County, Tennessee, more particularly described as follows:

> Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 40 on the Plan of Harding Park, as of record in Book 2331, Page 120, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the northerly margin of Cargile Road, at the corner of Lots Nos. 40 and 41; thence with the margin of said Road, westerly 130.3 feet to a monument at the beginning of a curve; thence around said curve, southwesterly 36 feet to a point in the easterly margin of Sedberry Road; thence with the margin of same, northerly 174 feet to a corner of Lots Nos. 40 and 47; thence with the line between said lots, easterly 143.7 feet to a corner of Lots Nos. 40 and 41; thence with the line between said lots, southerly 125 feet to the point of beginning.
>
> Being the same property conveyed to the Grantors herein by deed of record in Book 3894, Page 389, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto W. ROBERT SELPH and wife, FRANCES L. SELPH, their heirs and assigns, in fee simple forever.

We, JOHN BURKE HARDIN and wife, LAETITIA W. HARDIN, covenant with W. ROBERT SELPH and wife, FRANCES L. SELPH, that we are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for the Deed of Trust herein

Buyer: W. Robt. L. Selph
4424 Forsythe Place
Nashville TN 37205

assumed by the Grantees, and all restrictive covenants, easements, and set back lines which are applicable; and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and defend the title to said above described property unto the said W. ROBERT SELPH and wife, FRANCES L. SELPH, their heirs and assigns, against the lawful claims of all persons whomsoever.

Taxes for the year 1976 will be prorated as of the date of this deed.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 30th day of July, 1976.

JOHN BURKE HARDIN

LAETITIA W. HARDIN

D61166

IDENTIF REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named John Burke Hardin and Laetitia W. Hardin, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 30th day of July, 1976.

NOTARY PUBLIC

My Commission Expires:
9/3/78

O A T H

W. Robert Selph, being duly sworn, deposes and says, under penalties of perjury, that the consideration or value, whichever is greater, for transfer of the property described herein is $53,000.00.

W. Robert Selph.

Sworn to and subscribed before me, this the 30th day of July, 1976.

NOTARY PUBLIC

My Commission Expires:
9/3/78

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

GUARANTY MORTGAGE

FIRST AMERICAN CTR

NASHVILLE, TN 37237

CONV 53,000.00
B* 137.80
B* .50
B* 4.00 * 142.30