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THIS INSTRUMENT PREPARED BY
ROBERT L. DOZIER, ATTORNEY
11TH FLOOR, HAMILTON BANK BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 5053 PAGE 756

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John B. Hardin, et ux | Noel-Palmer Mortgage Company | Map No.144-4 |
| (NAME) | (NAME) | |
| 2204 Tyne Blvd. | 2114 Parkway Towers | Par No. 10 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten ($10.00) Dollars----------
---------- *Dollars,*
cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by John B. Hardin and wife, Laetitia W. Hardin, of the balance remaining on a note, in the original principal amount of $26,800.00, payable to Noel-Palmer Mortgage Company, Inc., and secured by a Deed of Trust of record in Book 4283 page 24, and which has been assigned to the Colonial Life Insurance Company in Bool 4287, page 63,

We, William R. C. Stewart, Jr., and wife, Bettye B.Stewart,

*have this day bargained and sold, and do hereby transfer and convey unto the said* John B. Hardin and wife, Laetitia W. Hardin, their

~~(successors)~~, *heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 3, Block "O" on the Plan of Tyne Meade, Section III, as of record in Book 1424, pages 12, 13 and 14, Register's Office for said County.

Said lot fronts 200 feet on the northerly side of Tyne Boulevard and runs back between parallel lines, 215 feet to a dead line.

Being the same property conveyed to William R. C. Stewart, Jr., and wife, Bettye B. Stewart by deed from Barbara Oman Sullivan of record in Book 4283, page 22, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $65,000.00

Subscribed and sworn to before me, this the 2nd day of August 19 76

Affiant

My commission expires: 10-25-76
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2204 Tyne Blvd., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* John B. Hardin and wife, Laetitia W. Hardin,
their ~~(successors)~~,
*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except by said Deed of Trust.

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John B. Hardin and wife, Laetitia W. Hardin, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 2nd *day of* August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William R C Stewart Jr.

Bettye B. Stewart

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Dozier, a Notary Public in and for said County and State, William R. C. Stewart, Jr., and wife, Bettye B. Stewart,

the within named 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 2nd day of August, 19 76.

Robert L. Dozier
Notary Public

Commission expires 10-25-76

ROBERT L. DOZIER NOTARY PUBLIC DAVIDSON TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19_____.

Commission expires _____ _____Notary Public

AUG-4 76 CONV 65,000.00
AUG-4 76 S'TAX B* 169.00
AUG-4 76 PR'FEE B* .50
AUG-4 76 W'DEED B* 4.00 * 173.50

WARRANTY DEED

FROM
William R. C. Stewart, Jr.

TO
John B. Hardin, et ux

D 61662

IDENTIF. REFERENCE

AUG 4 9 26 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238