ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Albert S. Hardwick, et ux (NAME)	New Owner (NAME)	Map 117-15
1701 Observatory Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 82
Nashville, Tenn. 37215 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	16DA-22855

WARRANTY DEED

For and in consideration of the sum of Forty Six Thousand Five Hundred and no/100---------- --------($46,500.00)---------- DOLLARS of which $ 30,971.50 has been paid by Albert S. Hardwick, and wife, Allison T. Hardwick, hereinafter referred to as GRANTEES, to Fred A. Sommers, Jr., hereinafter referred to as GRANTOR, and other good and valuable considerations, including the agreement on the part of the said GRANTEES to assume and pay as therein specified, the unpaid principal balance of a mortgage of record in Book 4216, page 743, Register's Office for Davidson County, Tennessee said unpaid principal balance being in the amount of $15,860.51 and bearing interest at the rate of 6 % per annum,

FRED A. SOMMERS, JR.

have bargained and sold, and by these presents do transfer and convey unto the said Albert S. Hardwick and wife, Allison T. Hardwick

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: Being Lot No. 11 on the Plan of Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for said County.

SAID Lot No. 11 fronts 100 feet on the northerly side of Observatory Drive and runs back 188.5 feet on the east line and 194 feet on the West line to a dead line, measuring 125 feet thereon.

TRACT NO. 2: Being parts of Lots Nos. 32 and 33 on the Map of Noel's Glen Echo Subdivision, not of record, described according to a copy of a survey by Z. J. Wilkinson, Surveyor, July 16, 1947, as follows:

Beginning at an iron pin in a stone wall at the south line of Lot No. 33, said point being the southwest corner of the property conveyed to Holt Bean by deed of record in Book 1454, page 114, Register's Office for said County, thence north 3° 30' east 100 feet to a stake, the southeast corner of the property conveyed to Holt Bean and wife, by deed of record in Book 1509, page 485, said Register's Office; thence north 86° 51' west, with Bean's southerly line, 180 feet to an iron, pipe, Bean's southwest corner; thence south 3° 30' west 100 feet to a stake in the north line of a rock wall; thence south 86° 51' east, with said wall, 180 feet to the beginning.

BEING the same property conveyed to Fred A. Sommers, Jr. and wife, C. Marita Sommers by warranty deed from Billy R. Talbert and wife, Marjorie Talbert of record in Book 4663, Page 708, Register's Office for Davidson County, Tennessee and BEING the same property conveyed to Fred A. Sommers from C. Marita Sommers by instrument of record in Book 4990, Page 271, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1701 North Observatory Drive, (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 11th day of August, 1976.

Fred A. Sommers, Jr.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Frank J. Hostetter, Jr., a Notary Public in and for said County and State, the within named Albert S. Hardwick and wife, Allison T. Hardwick

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, this 12th day of August, 1976.

My commission expires 6-7-80 Notary Public Frank J. Hostetter, Jr.

STATE OF TENNESSEE AUG 23 CONV 46,500.00
COUNTY OF AUG 23 S'TAX B* 120.90
Before me, AUG 23 PR'FEE B* .50 a Notary Public of the State and
County aforesaid, personally appeared 23 W'DEED B* 4.00 and * 125.40
with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and
_____ respectively of the _____,
the within named bargainor, a corporation, and that _____ as such _____ and _____,
being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____,
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ _____
This is equal to or greater than the property would bring at a fair and voluntary sale.

Margaret Rutt

Sworn to and subscribed before me
this 12th day of August, 1976.

My commission expires 6-7-80 Notary Public Frank J. Hostetter, Jr.

This instrument was prepared by:

WOODS & WOODS ATTORNEYS - 121 - 17th Ave So. Nashville, Tenn.

Name Address

WARRANTY DEED

FROM

Fred A. Sommers, Jr.

TO

Albert S. Hardwick and wife, Allison T. Hardwick

D 6 4 4 9 5

IDENTIFICATION REFERENCE

AUG 23 3 20 PM '76

FEE
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219