This Instrument Prepared By:
DAVID B. HERBERT
C.
23[illegible] Ficor, L & C Tower
Nashville, Tennessee 37219

BOOK 5097 PAGE 843

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 132-14-26 | Brenda L. Byrd | First Federal Savings & Loan Union at Fourth Avenue, North Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| OH-8930 | 835 Battery Lane | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

PAULA TUNE HARDY, and husband, W. FLETCHER HARDY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BRENDA L. BYRD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the plan of H. G. Lowe's Subdivision, of a part of Lot No. 3, John Overton Estate, as of record in Book 1424, page 46, Register's Office for said County.

Said Lot No. 3 fronts 150 feet on the southerly side of Battery Lane and runs back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to Owen A. Hunt and wife, Annie M. Hunt, by deed from Eli E. Sawyer and wife, Maud B. Sawyer, of record in Book 1683, page 405, said Register's Office. Said property being devised to Paula Tune Hardy by Will of Owen Anderson Hunt of record in Will Book 118, page 286, Probate Court Clerk's Office for Davidson County, Tennessee. Said parties having since died.

W. Fletcher Hardy, husband of Paula Tune Hardy, joins in this conveyance for the purpose of conveying any right, title or interest he may have in said property.

This conveyance is made subject to easements, restrictions and setback lines of record, if any.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of December, 1976.

Paula Tune Hardy
PAULA TUNE HARDY

W. Fletcher Hardy
W. FLETCHER HARDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Paula Tune Hardy

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

Witness my hand and official seal at Nashville Tennessee, this, the 16th day of December, 19 76.

My commission expires: July 27, 1977

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named W. Fletcher Hardy

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

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of Decmeber, 19 76.

My commission expires: 4-23-78

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 1976

MY COMMISSION EXPIRES: 2/18/78. (AFFIX SEAL)

Notary Public

D81680

IDENTIFICATION REFERENCE

DEC 17 1 41 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DBH:jp WARRANTY DEED

FROM
PAULA TUNE HARDY AND HUSBAND

W. FLETCHER HARDY

TO
BRENDA L. BYRD

Unmarried

This instrument prepared by:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires:

Notary Public