BOOK 5099 PAGE 820 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

John Hardeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 74

Mary M. Bell
Notary Public

MY COMMISSION EXPIRES: 2-7-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, Attorney, 2313 Hillsboro Rd., Nashville, Tn 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hardeman etux (NAME)	Home Federal Savings & Loan Association (NAME)	Map 116-15
430 Lynwood Blvd (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. No. (STREET ADDRESS)	Parcel 96
Nashville, Tn 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	BM01185

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margaret Evalyne Howington (Mrs. Fred) Morgan, Thomas Eugene Howington, Jr., Maurice Howington, William Lamar Howington, and Mary Louise Howington HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Gregory Hardeman and wife Emily K. Hardeman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 104 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown on an unrecorded copy of a survey of said Subdivision made by W.B. Southgate, Surveyor, as being the south 45 feet of Lot No. 104 and the North 55 feet of Lot No. 105.

According to said unrecorded Map by W.B. Southgate, said part of said lots adjoin and front together 100 feet on the easterly side of Lynwood Boulevard and run back between lines 375 feet, more or less, on the north line of part of Lot No. 104, and 360 feet more or less on the south line of part of Lot No. 105, to a dead line in the rear and measures 100 feet, more or less, thereon.

Being the same property conveyed to Evalyne Howington by deed from Holland B. Wright and Mildred Wright of record in Book 1807, page 163, said Register's Office, the said Evalyne Howington having since died and property having been devised to Mrs. Fred Morgan, Thomas Eugene Howington, Jr., Maurice Howington, William Lamar Howington and Mary Louise Howington, under her will of record in Will Book 116, page 229, Probate Court Clerk's Office for Davidson County, Tennessee. Evalyne Howington and Margaret Evalyne Howington being one and the same person.

This is unimproved (X) improved ( ) property, known as 1730 Lynwood Ave Nashville 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 17 day of Dec, 1974

Margaret Evalyne Howington

Thomas Eugene Howington, Jr. Maurice Howington

William Lamar Howington

STATE OF TENNESSEE
Shelby County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Mary Louise Howington,

the bargainor, 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 [illegible], Tennessee, this 17 day of [illegible] 19 76

Commission expires Oct 18 77

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Margaret Evalyne Howington (Mrs. Fred Morgan), Maurice Howington / Thomas Eugene Howington, Jr., William Lamar Howington, 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 21st day of December, 1976.

Commission expires: 7/5/80

Notary Public

WARRANTY DEED

FROM Margaret Evalyne Howington (Mrs. Fred) Morgan, et al

TO John Hardeman, etux

D 82449

IDENTIFICATION REFERENCE

DEC 22 3 22 PM '76

REGISTER

DAVIDSON CO. TENN.

DEC 22 CONV 48,500.00

DEC 22 S'TAX B* 126.10

DEC 22 PR'FEE B* .50

DEC 22 W'DEED B* 4.00 * 130.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN

L# 07-80,466-9 (File Room)
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