This Instrument prepared by: Lancaster & Farmer, Attorneys
4207 Lebanon Road, Hermitage, TN 37076

BOOK 5127 PAGE 538

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mr. Jack D. Hardin (NAME)	Churchill Mortgage Corporation (NAME)	75-8
657 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 300, 1835 Savoy Drive, N.E. (STREET ADDRESS)	P. 50
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP CODE)	ae

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Mortgage Associates, Inc., (now Churchill Mortgage Corporation) of Atlanta, Georgia as recorded in Book 5001, page 520 of the Register's Office for Davidson County, Tennessee, we, RICHARD L. BOALS and wife, MARY JANE BOALS, herein referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said JACK D. HARDIN, unmarried,

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

BEING Lot No. 255 on the Plan of Tulip Grove, Section 4, of record in Book 4175, page 12, Register's Office, Davidson County, Tennessee, to which Plan reference is hereto made for a more complete description thereof.

BEING the same property conveyed to Richard L. Boals and wife, Mary Jane Boals by deed from Thaddeus A. Palus, Jr. and wife, Frances M. Palus, of record in Book 5001, page 518, said Register's Office.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) The Grantors agree that the refrigerator and all draperies are to remain; (2) The Grantors Escrow deposit with Churchill Mortgage Corporation are to be transferred to the Grantee at no additional cost with the shortage to be paid by Grantors; (3) The Grantors agree that the heating and plumbing systems, air-conditioning and electrical appliances are to be in good working condition at the time of the closing.

unimproved ( )
This is improved (X) property, known as 657 (House Number) Albany Drive (Street)
Hermitage, Tennessee (City or Town) 37076 (Zip Code)
(P. O. Address)

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 22nd day of March, 1977

Richard L. Boals

Mary Jane Boals

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Boals and wife, Mary Jane Boals

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 Hermitage, this 22nd day of March, 19 77.

My commission expires 11-12-80 Notary Public Kay Cooper

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ 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 _____.

MAR24-CONV 38,759.24
MAR24-STAX B* 100.80
MAR24-RATEE B* .50
MAR24-RECRD B* 4.00 * 105.38

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 $ 38,759.24
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jack D. Hardin

Sworn to and subscribed before me
this 22nd day of March, 19 77.

My commission expires 11-12-80 Notary Public Kay Cooper

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON RD., HERMITAGE, TN
Name Address 37076

D 95280

WARRANTY DEED

FROM RICHARD L. BOALS, et ux

TO JACK D. HARDIN

IDENTIF. REFERENCE

MAR 24 12 33 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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