30 370

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,800.00

Mrs. Leila Ann E. Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 19 74

Evelyn B. Nichols
Notary Public

MY COMMISSION EXPIRES: Aug. 18 1975
(AFFIX SEAL)

BOOK 5128 PAGE 936

THIS INSTRUMENT WAS PREPARED BY
JAY EVANS, ATTORNEY, 327 Union St., Nashville, Tenn. 37219. 255-6661.
NAME ADDRESS Tel.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert and Leila Ann Hardy (NAME)	Same (NAME)	Map 82-3
306 Vaughn St. (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 11
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

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, Marguerite T. Dunn, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert William Hardy, & wife Leila Ann Elizabeth Peay Hardy

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 Lot No. 17 in J. M. Eatherly's Addition to East Nashville, as of record in Book 57, page 138, Register's [illegible] Tennessee.

Said Lot No. 17 fronts 50.0 feet on the southerly side of Vaughn Avenue, and runs back between parallel lines, with the easterly margin of an alley, 173.0 feet to an alley in the rear.

Being the same property conveyed to Charles E. Winstead and wife, Sibyl Winstead by deed from Elm Hill Homes, Inc., of record in book 3900, page 11, Register's Office for said County. The said Charles E. Winstead having since died.

Also being the same property conveyed to Marguerite T. Dunn, by Sibyl Winstead and Marguerite T. Dunn, as of record in Book 4395, page 964 in the Register's office of Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

EVELYN B. NICHOLS NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

This is improved ( ) unimproved (X) property, known as 306 Vaughn St., Nashville, Tennessee 37206
(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 21st day of February, 19 74

Marguerite T. Dunn

Evelyn B. Nichols
Notary Public

My Commission Expries Aug. 18th 1975

REGISTERED
FEB 25 1974

BOOK 5128 PAGE 937

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Evelyn Hicklin, a Notary Public in and for said County and State, the within named Marguerite T. Dunn

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 Nashville, Tennessee, this 21st day of February 19 74

Commission expires Aug 18th 1975

Evelyn Hicklin
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Marguerite T. Dunn

TO Robert William Hardy and wife, Leila Ann Elizabeth Peay Hardy

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IDENTIF. REFERENCE

MAR 29 11 03 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 29 77	CONV	*9,800.00			
MAR 29 77	STAX		B*	25.48	
MAR 29 77	PRTFEE		B*	.50	
MAR 29 77	WDEED		B*	4.00	* 29.98