BOOK 5189 PAGE 537

77-8-73

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-19-79 n.617180

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Guider, et ux (NAME)	Home Federal Savings & Loan Assn. (NAME)	116-15-96
430 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	BM-1185 gc.
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, JOHN GREGORY HARDEMAN and wife, EMILY K. HARDEMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. GUIDER and wife, CATHY A. GUIDER

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 Davidson County, Tennessee, 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, described as follows:

SAID part of said lots adjoin and front together 100 feet on the easterly side of Lynwood Boulevard and extend 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 Lot No. 105, to a dead line in the rear measuring 100 feet, more or less, thereon.

BEING the same property conveyed to John Gregory Hardeman, and wife, Emily K. Hardeman, by deed from the devisees of the Will of Evalyne Howington of record in Book 5099, page 820, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (XX) property, known as 430 Lynwood Boulevard, Nashville, TN
(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 our hand S this 24th day of August, 19 77

John Gregory Hardeman
JOHN GREGORY HARDEMAN

Emily K. Hardeman
EMILY K. HARDEMAN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Gregory Hardeman and Emily K. Hardeman

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, Tennessee, this 24th day of August 19 77.

Commission expires ~~6/7/80~~ 2-2-79

Mary M. Smith
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

FILE IN BOX 4

WARRANTY DEED

FROM
JOHN GREGORY HARDEMAN and wife,
EMILY K. HARDEMAN

TO
JOHN W. GUIDER and wife,
CATHY A. GUIDER

Return to HOme Federal
closing Dept.
553,536-1

E 23033

IDENTIF. REFERENCE

AUG 29 3 14 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG29 58,500.00
AUG29 S'TAX B* 152.10
AUG29 PR'FEE B* .50
AUG29 W'DEED B* 4.00 * 156.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.