WARRANTY DEED

BOOK 5301 PAGE 825

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Frank A. Harden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1978

Notary Public

MY COMMISSION EXPIRES: October 28, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. Mail BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK A. HARDEN, et ux (NAME)	MOLTON, ALLEN & WILLIAMS, INC. (NAME)	96-10
2923 Leatherwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	130
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	03DZ59098

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, TERESA JO ELLIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK A. HARDEN and wife, ELIZABETH D. HARDEN

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:

Being Lot No. 299 on the Plan of Cloverhill, Section V, as of record in Book 2133, page 88, Register's Office for said County.

Said Lot No. 299 fronts 65 feet on the southerly side of Leatherwood Drive, and extends back 161 feet on the westerly line and 167.3 feet on the easterly line, to a dead line in the rear.

Being the same property conveyed to Teresa Jo Ellis by deed from Frederick R. Baggett of record in Book 5046, Page 424, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 2923 Leatherwood Drive, Nashville, Tn. 37214
(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 20th day of June, 19 78

Teresa Jo Ellis Jimmie Lou Claxton, Atty in fact
TERESA JO ELLIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Jo Ellis, by her attorney in fact, Jimmie Lon Claxton

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 Goodlettsville, Tennessee, this 20th day of June, 1978

Commission Expires October 28, 1978 Douglas M Barry Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

STATE OF
_____ 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 purpose 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

E 72568.

IDENTIF. REFERENCE

JUN 22 9 08 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

JUN 22 78	CONV	31,000.00			
JUN 22 78	S'TAX		B*	80.60	
JUN 22 78	PR'FEE		B*	.50	
JUN 22 78	W'DEED		B*	4.00	* 85.10

WARRANTY DEED

FROM
TERESA JO ELLIS

TO
FRANK A. HARDEN, et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.

REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York