This instrument prepared by:
John W. Kelley
22nd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5333 PAGE 294

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
165-80-8	Charles T. Hardison Callie B. Brown	Mercantile Mortgage Company Post Office Box 14569 St. Louis, Missouri 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 529
13DA-66620	3204 LaGrange Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SEP-1 78	CONV	29,000.00			
SEP-1 78	S'TAX		B*	75.40	
SEP-1 78	PR'FEE		B*	.50	
SEP-1 78	W'DEED		B*	4.00	* 79.90

James E. Halpin and wife, Jo Ann Halpin

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles T. Hardison and Callie B. Brown

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 138 on the Plan of Bordeaux Hills, Section 3, as of record in Book 3600, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 138 fronts 55 feet on the easterly side of LaGrange Drive and runs back between lines measuring 120 feet on the northerly line and 130 feet on the southerly line to a dead line in the rear measuring 55.0 feet.

BEING the same property conveyed to James E. Halpin and wife, Jo Ann Halpin, by deed from Radnor Lumber Company, a Tennessee Corporation, of record in Book 4239, Page 244, Register's Office for said County.

THIS conveyance is made subject to restricions of record in Book 3674, Page 335, and as amended in Book 3676, Page 294, Register's Office for said County and any existing easements of record.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of August, 19 78.

James E. Halpin

Jo Ann Halpin

BOOK 5333 PAGE 295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named James E. Halpin and wife, Jo Ann Halpin

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, this, the 31st day of August, 19 78.

My commission expires: 4-18-82 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,000.00

AFFIANT Charles T. Hardison

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 19 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM James E. Halpin
Jo Ann Halpin

TO Charles T. Hardison
Callie P. Brown

E 86623

IDENTIF. REFERENCE

SEP 1 3 11 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public