THIS INSTRUMENT PREPARED BY:
BOULT, CUMMINGS, CONNERS & BERRY
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 5687 PAGE 625

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map & Parcel Number
James A. Hardaway	SAME	P/O 89-2-267
1237 6th Avenue, North		
Nashville, Tennessee		

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Stephan W. Scates and wife, Adelle L. Scates, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said James A. Hardaway and wife, Nancy Hardaway, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust of record in Book 5595, page 607, Register's Office for Davidson County, Tennessee, payment of which has been assumed by the Grantee.

3. Deed of Trust of record in Book 4809, page 955, said Register's Office.

This is improved property, known as 1237-39 6th Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Adelle L. Scates, wife of Stephan W. Scates, joins herein for the purpose of conveying any interest she may have in and to the Property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of December, 1980.

STEPHAN W. SCATES

ADELLE L. SCATES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $

Subscribed and sworn to before me, this the day of , 19

Affiant

My commission expires:

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard D. Ware, a Notary Public in and for said County and State, the within named STEPHAN W. SCATES AND ADELLE L. SCATES, the bargainors, 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 8th day of December, 1980.

Richard D. Ware
NOTARY PUBLIC

My Commission Expires: [illegible]

EXHIBIT A

The property agreed to be conveyed hereunder is described as follows, to-wit:

Lot No. 3 on the Plan of the Re-subdivision of Lot No. 108 in D. T. McGavock's Addition, recorded in Book 5109, page 409, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 is described as follows, to-wit: Beginning at the intersection of the southerly right-of-way of Monroe Street and the westerly right-of-way of 6th Avenue North; thence, along the westerly right-of-way of 6th Avenue North, S27° 01'E, 34 feet to a point; thence, leaving said westerly right-of-way of 6th Avenue North, S 63° 26' W, 108 feet to a point; thence, N 27° 01' W 34 feet to a point in the southerly right-of-way of Monroe Street; thence, N 63° 26' E, 108 feet along said southerly right-of-way of Monroe Street, 108 feet to the point of beginning.

Being the same property conveyed to Stephan W. Scates by deed from R. C. Mathews, Contractor, Inc. of record in Book 5595, page 604, Register's Office for Davidson County, Tennessee.

G 2 0 7 7 2

IDENTIF. REFERENCE

DEC 8 4 00 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			34135.48- CO	
			61.65 CO TX	
			.50 PRFE	
			9.00 MDEED	
			CHECK 93.15-	
			B771A12/08/80 BAL .33	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62077.2

T
IDENTIF. REFERENCE

DEC 8 4 00 PM '80

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TENN.

No. 796090