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8565 07/24 145.08- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph S.Hardwick and Ella P. Fannin	Third National Mortgage Co. (NAME)	Map 162-5
429 Ocala Court North (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	Parcel 231
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 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, David W. Talley and wife, Marie M. Talley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph S. Hardwick, an unmarried person, and Ella P. Fannin, an unmarried person, as tenants in common

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. 95 on the Plat of Resubdivision of Lots 95 thru 101 and 87, Hickory Valley, Section 3, of record in Plat Book 4715, page 29, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 95 fronts 40.0 feet on the north margin of Ocala Court North and extends back 139.62 feet on the West line and 210.0 feet on the southeast line which is a broken line to a line on the rear on which it measures 166.55 feet.

Being the same property conveyed to David W. Talley and wife, Marie M. Talley, by deed from Randall Phillips Builders, Inc., of record in Book 4872, page 258, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. Deed of Trust of record in Book 4872, page 260, said Register's Office.
3. Restrictive covenants of record in 4604, page 526, and in Book 4630, page 548, said Register's Office.
4. The Plan of record in Book 4715, page 29, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 429 Ocala Court North, Nashville, Tenn. 37211
(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, successors, assigns 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 22nd day of July, 19 81

David W. Talley

David W. Talley

Marie M. Talley

Marie M. Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Ronda Giles Hardwick, a Notary Public in and for said County and State, the within named David W. Talley and wife, Marie M. Talley 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 22 day of July, 1981

Commission Expires: Oct. 15, 1983

Ronda L. Hardwick
Notary Public

STATE OF _____)
COUNTY OF _____)

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 ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
David W. Talley and wife,

Marie M. Talley

TO
Joseph S. Hardwick, an unmarried person, and Ella P. Fannin, an unmarried person, as tenants in common

G 52170

IDENTIF. REFERENCE

JUL 24 3 04 PM '81

FELIX Z. ZOLLICOFFER II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 53,305.00

Subscribed and sworn to before me this 22 day of July, 1981

My Commission Expires: 10/15/83

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

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
			53305.00- CO	
			136.58 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 145.08-	
8565A	07/24/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

652170

IDENTIF. REFERENCE

JUL 24 3 04 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 834403