Prepared by Madison Title Company, 333 Gallatin Road, Madison, TN 37115

# WARRANTY DEED

BOOK 5865 PAGE 244

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Jack D. Hardin et ux | Lomas & Nettleton Company | Map 52-8 |
| (NAME) 517 Canton Pass | (NAME) P.O. Box 1056 | Parcel 58 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115 | (STREET ADDRESS) Virginia Beach, VA | 11D 80208 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ---------- ( $10.00) *Dollars,*

cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of a certain indebtedness payable to Lomas and Nettleton Company and secured by a deed of trust of record in Book 5537, page 109, Register's Office for Davidson County, Tennessee;

I, AGGIE MILLER, unmarried,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JACK D. HARDIN AND WIFE, SHEILA T. HARDIN, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot 59 of the plan of Sequoia Valley, Section II, as of record in Book 3700,page 114, Register's Office for said County, described as follows:

Said Lot No. 59 fronts 128.8 feet on the easterly margin of Canton Pass and extends back 153.4 feet on the southerly line and 115.0 feet on the northerly line to a dead line in the rear measuring 95.6 feet thereon.

Being the same property conveyed to Aggie Miller by deed from Glenn R. Pentecost, Jr. and wife, Barbara Pentecost, of record in Book 5721, page 645, Register's Office for Said County.

KENNETH D. ALLEN NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,357.20

Subscribed and sworn to before me, this the 19th day of March 1982

Affiant Sheila T Hardin

My commission expires: 10-30-85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 517 Canton Pass, Madison, TN 37115 (House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.*

*Witness our hands this* 19th *day of* March *19* 82 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Aggie Miller

Aggie Miller

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,* Aggie Miller, unmarried,

*the within named 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* Madison
*this* 19th *day of* March, *19* 82

*Commission expires* 10-20-85 *Notary Public*

KENNETH D. ALLEN NOTARY PUBLIC Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

*Witness my hand and seal, at office in* .....
*this* .....*day of* ....., *19*.....

*Commission expires* ..... *Notary Public*

8581

G 8.4460 **RUSH**

IDENTIF. REFERENCE

MAR 24 2 54 PM '82

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

**WARRANTY DEED**

FROM

AGGIE MILLER , UNMARRIED

TO

JACK D. HARDIN ET UX

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
**Chicago Title Insurance Company**
CHICAGO, ILLINOIS

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5865 PAGE 246

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 |
|---|---|---|---|---|
| | | | 69357.20- CO | |
| | | | 178.64 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 179.14- | |
| | | | 65218 03/24/82 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64460

IDENTIFICATION REFERENCE

MAR 24 2 54 PM '82

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

**No.** 872809