BOOK 5991 PAGE 428

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$34,202.13 David D Hardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January, 19 83

Notary Public

MY COMMISSION EXPIRES April 17, 1983

mail

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David D. Hardy etux (NAME)	Shearson American Express Mtg. Corp. (NAME)	5DU-38151
535 Cedar Drive (STREET ADDRESS OR ROUTE NUMBER)	1201 E Highland Ave., Suite D (STREET ADDRESS)	162-9-C
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92404 (CITY) (STATE) (ZIP)	535

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, Gary L. Morgan, Jr. and wife, Leigh Anne Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David D. Hardy and wife, Sharon Ann Hardy

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 Unit No. A, located on Lot No. 44, on the Plan of Cedarwood Condominiums, Phase II (Revised) of record in Book 5200, page 317, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

BEING the same property conveyed to Gary L. Morgan, Jr. and wife, Leigh Anne Morgan by deed from F.A.S. Builders, Inc., of record in Book 5786, page 899, Register's Office for said County.

THIS conveyance is subject to the provisions and obligations contained in th Charter of Cedarwood Condominiums Association, Inc. of record in Book 5722, page 198, said Register's Office, and further to the Master Deed of record in Book 5707, page 121, as amended in Book 5720, page 912, and as further amended in Book 5776, page 741; and the By-Laws of Cedarwood Condominiums Association, Inc. of record in Book 5707, page 167; and the Regulatory Agreement of record in Book 5720, page 918, said Register's Office.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of two Deeds of Trust filed of record in Book 5786, page 902 and Book 5786, page 906, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said Deeds of Trust, if any, is hereby transferre to the grantees herein.

This is unimproved ( ) improved (XX) property, known as 535 Cedar Drive (House Number) (Street) Nashville, TN 37211 (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 our hand s this 7th day of January, 19 83

Gary L. Morgan, Jr.

Leigh Anne Morgan

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 Gary L. Morgan, Jr. and wife, Leigh Anne Morgan

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 7th day of January 1983.

Commission expires April 17, 1983

Notary Public

STATE OF TENNESSEE }

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 purposes 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

537 01/11 09:42- CHECK

WARRANTY DEED

FROM

GARY L. MORGAN, JR. AND WIFE,

LEIGH ANNE MORGAN

TO

DAVID D. HARDY AND WIFE,

SHARON ANN HARDY

H 25559

IDENTIF. REFERENCE

JAN 11 1 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			34202.13- CO	
			68.92 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	35.42-
0537A01/11/83			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H25559

IDENTIF. REFERENCE

JAN 11 1 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 920635