RUSH

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THIS INSTRUMENT PREPARED FROM DOCUMENTS AND INFORMATION PROVIDED BY THE PARTIES, BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 6215 PAGE 13

IDENTIF. REFERENCE

JAN 16 3 10 PM '84

FELIX DAVIDSON REGISTER

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Howard Caughron	Banker's Mortgage Corporation	Map 84-1
1212 Rosebank Ave	PO Drawer F-20	Par 162
Nashville, TN	Florence, SC 29501	15DA-37931

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOEL C. HARDY and wife, VICKIE HARDY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HOWARD CAUGHRON, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Plan of Rosebank Terrace, Section 11, as of record in Book 5210, page 31, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel C. Hardy and wife, Vickie Hardy by deed dated March 30, 1979, from William R. Inglis and wife, Ruby Inglis, as of record in Book 5417, page 419, Register's Office for Davidson County, Tennessee.

This is improved property known as 1212 Rosebank Avenue, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record.

Grantee herein assumes and promises to pay the mortgage indebtedness on the subject property as of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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

01/16 114.14- CHECK

5569

representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hands this 14th day of January, 1984.

Joel C. Hardy
JOEL C. HARDY

Vickie Hardy
VICKIE HARDY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel C. Hardy and wife, Vickie Hardy, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 14th day of January, 1984.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $41425.00.

Howard V. Craig
AFFIANT

Subscribed and sworn to before me this 14th day of January, 1984.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

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
			41425.00- CAMT.	
			107.64 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	114.14-
6569A01/16/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JAN 16 3 10 PM '84

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

No. 6986