STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 22 day of March 19 84

Affiant

My commission expires: Nov 1, 1987 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

BOOK 5257 PAGE 289

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Tom Hardy d/b/a Hardy Realty Co.	SAME
5917 Charlotte Avenue (STREET ADDRESS)	(STREET ADDRESS)
Nashville, Tennessee 37209 (CITY STATE ZIP)	(CITY STATE ZIP)
MAP NO. 103-02-0	PARCEL NO. 007.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nute P. Giles and wife, Ina Ree Giles

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Tom Hardy, d/b/a Hardy Realty Company

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being part of Lot No. 7 in the Subdivision of C. C. Vernon's Farm in the old 12th Civil District, now the 8th Civil District of said County, as of record in Book 161 at page 164, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the westerly margin of Osceola Avenue and extends back 200 feet on the norhterly line and 198 feet on the southerly line to a rear lot line which measures 39.2 feet thereon.

Being the same property conveyed to Nute P. Giles and wife, Ina Ree Giles by deed from Fidelity Federal Savings and Loan Association of Nashville, recorded in Book 3537 at page 147, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record.

I.R. 137

IDENTIF. REFERENCE

MAR 26 4 14 PM '84

FELIX Z. GRISSIM III REGISTER DAVIDSON COUNTY, TN

CHECK

THIS IS • IMPROVED PROPERTY KNOWN AS 209 Osceola Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 22 day of March 19 84

Nute P. Giles
Nute P. Giles

Ina Ree Giles
Ina Ree Giles

3215

State of Tennessee
County of Davidson

BOOK 6257 PAGE 290

On this 22 day of March, 19 84, before me personally appeared Nute P. Giles and wife, Ina Ree Giles to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
Nov 1, 1987

Notary Public

PHILLIP JONES NOTARY PUBLIC AT LARGE STATE OF

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5257 PAGE 291

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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
3215A03/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T.L. 1377

IDENTIF. REFERENCE

MAR 26 4:14 PM '84

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

No. 23134