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
Robert C. Hardin & wife, Gail A. Hardin (NAME)	Commerce Union Bank (NAME)	Map 161-2
638 McMurray Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 116
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

BOOK 6270 PAGE 679

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, Paul H. Kaskela and wife, Ruth O. Kaskela

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C.Hardin and wife, Gail A. Hardin

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 Lot No. 10 on the Plan of Section One, McMurray Place, of record Book 5200, page 409, as corrected in Book 5894, page 495, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 65.35 feet on the northerly margin of McMurray Drive and extends back 153.86 feet on the easterly line and 160.15 feet on the westerly line to a dead line in the rear, measuring 65.00 feet thereon.

Being the same property conveyed to Paul H. Kaskela and wife, Ruth O. Kaskela, by deed from W. L. Bainbridge, Inc., of record in Book 5920, page 169, Register's Office for Davidson County, Tennessee.

Upon the delivery of this Warranty Deed, Grantees assume the indebtedness secured by a deed of trust of record in Book 5920, page 172, said Register's Office, payable to Commerce Union Bank.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 5868, page 503, said Register's Office.

3. The Plan of record in Book 5200, page 409, as corrected in Book 5894, page 495, said Register's Office.

4. The above deed of trust assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 638 McMurray Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

CHECK 04/13 154.70

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.

3500

Witness our hand s this 13th day of April, 1984

Paul H. Kaskela by Linda F. Heflin as Attorney in Fact

Ruth O. Kaskela by Linda F. Heflin as Attorney in Fact

Paul H. Kaskela by Linda F. Heflin as Attorney in Fact

Ruth O. Kaskela by Linda F. Heflin as Attorney in Fact

Form 3

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ____ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF _____)

COUNTY OF _____)

BOOK 6270 PAGE 680

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
Paul H. Kaskela and wife,
Ruth O. Kaskela

TO
Robert C. Hardin and wife,
Gail A. Hardin

I 15496

IDENTIF. REFERENCE

APR 13 3 25 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of April, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda F. Heflin, to me known to be the person who executed the foregoing instrument in behalf of Paul H. Kaskela and wife, Ruth O. Kaskela, and acknowledged that she executed the same as the free act and deed of the said Paul H. Kaskela and wife, Ruth O. Kaskela.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 1984.

My Commission Expires: 7/2/85

Carol R. Rivers
NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $57,000.00

Robert C. Hardin

Subscribed and sworn to before me this 13 day of April, 1984

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

57000.00- CAMT.
148.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.70-
B500A04/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1-5496

IDENTIF. REFERENCE

APR 13 3 25 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 28257